

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING**

**To Owners:** ☐ Within a 100-Foot Radius  
☒ Within a 500-Foot Radius  
☐ Abutting a Proposed Development Site

**And Occupants:** ☐ Within a 100-Foot Radius  
☒ Within a 500-Foot Radius  
**And:** ☒ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision is rendered.

**Hearing By:** Deputy Advisory Agency  
**Date:** Wednesday, August 24, 2016  
**Time:** 9:50 a.m.  
**Place:** Los Angeles City Hall  
200 North Spring Street, Room 1020  
Los Angeles, CA 90012

**Staff Contact:** Lilian Rubio  
**Phone No.** (213) 978-1840  
**and Email:** Lilian.Rubio@lacity.org

**Case No.:** VTT-74005-CN  
**CEQA No.:** ENV-2016-296-MND  
**Related Cases:** DIR-2016-0295-DB  
**Council No.:** 10  
**Plan Area:** Wilshire  
**Specific Plan:** N/A  
**Certified NC:** P.I.C.O.  
**GPLU:** Medium Residential  
**Zone:** R3-1-O  
**Applicant:** Steve Erdman, Canfield Development, Inc.  
**Representative:** Matthew Hayden, ThreeSixty

**PROJECT LOCATION:** 1323, 1329, 1333, 1339, and 1345 South Orange Grove Avenue

**PROPOSED PROJECT:** The proposed project involves the demolition of five single-family dwellings located on five separate parcels and the construction of a five-story, multi-family residential condominium building containing 61 residential condominium units, with two levels of subterranean parking. A concurrent affordable housing density bonus was filed to receive approval of a 35% density bonus with two on menu incentives: 1) 35% FAR increase, and 2) Height of 56 feet in lieu of 45 feet.

**REQUESTED ACTION:** The Deputy Advisory Agency will consider:

1. Pursuant to the Los Angeles Municipal Code Section 17.15, a Vesting Tentative Tract Map No. 74005-CN to permit the subdivision of an approximately 36,690 net square-foot lot; and
2. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public resources Code, adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring Program for the above referenced project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed or emailed to the Los Angeles City Planning Department, Expedited Processing Section, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: Lilian Rubio) or at Lilian.Rubio@lacity.org.

**REVIEW OF FILE:** VTT-74005-CN including the application and the environmental assessment, are available for public inspection at this location between the hours of 9:00 a.m. to 4:30 p.m., Monday through Friday. Please call Lilian Rubio at (213) 978-1840 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

**\*Puede obtener información en Español acerca de esta junta llamando al (213) 482-7071\***