

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

You are being sent this notice because you own and/or reside at property near a site for which an application, as described below, has been filed with the Department of City Planning, you have indicated an interest in the project and/or have requested such notice be provided to you, or you may have expertise/experience regarding the project. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing By:	Hearing Officer/Deputy Advisory Agency	Case Nos.:	CPC-2015-896-GPA-VZC-HD-MCUP-ZV-DB-SPR; VTT-74131
Date:	Wednesday, September 21, 2016	CEQA No.:	ENV-2015-897-EIR (SCH No. 2016011061)
Time:	10:30 A.M.	Incidental Cases:	None
Place:	Los Angeles City Hall 200 N. Spring St., Rm. 1020 Los Angeles, CA 90012	Project Name:	333 S. La Cienega Boulevard
		Council No.:	5
		Plan Area:	Wilshire
		Specific Plan:	None
		Certified NC:	Mid City West
		Existing GPLU:	Neighborhood Office Commercial
		Proposed GPLU:	<i>General Commercial</i>
		Existing Zone:	C2-1VL-O
		Proposed Zone:	(T)(Q)C2-2D-O
Staff Contact:	Alejandro Huerta	Applicant:	CRM Properties
Phone No:	(213) 978-1454	Representative:	Matt Dzurec
Email:	alejandro.huerta@lacity.org		Armbruster Goldsmith & Delvac, LLP

PROJECT LOCATION: 333 S. La Cienega Blvd.

PROJECT PROPOSED: A mixed-use development consisting of 145 residential units, with 5 percent of the permitted base density (7 units) set aside as Very Low Income Household Units, and 31,055 square feet of commercial uses consisting of a 27,685 square-foot grocery market and a 3,370 square-foot restaurant. The development will be up to 240 feet in height on an approximately 1.15-acre site. The project would include parking spaces for commercial uses in a two level subterranean parking garage and parking spaces for residential uses

in an aboveground enclosed garage on Levels 2 through 4. The project would also include 264 bicycle parking spaces. The project will contain 294,294 square feet of floor area upon full build out.

REQUESTED ACTIONS:

The Deputy Advisory Agency will consider:

ENV-2015-897-EIR:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the Certification and Adoption of **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2015-897-EIR (SCH No. 2016011061);

VTT-74131:

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, Vesting Tentative Tract Map No. 74131 to permit the merger and resubdivision of the 1.15-acre project site to create one master ground lot and four airspace lots.

On behalf of the City Planning Commission, the Hearing Officer will consider:

ENV-2015-897-EIR:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the adequacy of the **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2015-897-EIR (SCH No. 2016011061);

CPC-2015-896-GPA-VZC-HD-MCUP-ZV-DB-SPR:

2. Pursuant to LAMC Section 11.5.6, a **General Plan Amendment** to the Wilshire Community Plan to:
 - a) Change the property's land use designation from "Neighborhood Office Commercial" to "General Commercial" and;
 - b) To modify Footnote 5.1 of the Wilshire Community Plan's Land Use map to allow Height District 2D;
3. Pursuant to LAMC Sections 12.32-F and 12.32-Q, a **Vesting Zone and Height District Change** from C2-1VL-O to (T)(Q)C2-2D-O;
4. Pursuant to LAMC Section 16.05-C,1(B), **Site Plan Review** for a project resulting in 145 net new residential units;
5. Pursuant to LAMC Section 12.22-A,25, a 16% **Density Bonus** to provide an additional 20 units in lieu of 125 base units, for a total of 145 units. The project will set aside 5% (7 units) for Very Low Income Households. The project is utilizing Parking Option No. 1. In addition, the project is seeking two incentives, including:
 - a) Pursuant to LAMC Section 12.22-A,25(F)(4)(i) an **On-Menu Incentive** to permit a 20 percent FAR increase for a 4.8:1 FAR in lieu 4:1 FAR set forth in the proposed "D" limitation.
 - b) Pursuant to LAMC Section 12.22-A,25(G)(3), a **Waiver of Development Standard (Off-Menu)** to permit a 6:1 FAR in lieu of 4.8:1 FAR.
6. Pursuant to LAMC Section 12.24-W,1, a **Master Conditional Use Permit** to allow the on-site and off-site sale of a full line of alcoholic beverages in conjunction with a proposed grocery store and the on-site sale and consumption of a full line of alcoholic beverages from a full service restaurant;
7. Pursuant to LAMC Section 12.27, a **Variance** from LAMC Section 12.21-A,16(E)(2)(iii) to allow alternative stall siting for long-term bicycle parking.

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 Deputy Advisory Agency

and the Hearing Officer 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. The Advisory Agency may act on Vesting Tentative Tract Map No. 74131 during the meeting, or may place the tract map under advisement and render a decision at a time thereafter. Following the hearing, the Hearing Officer will prepare a Recommendation Report for Case No. CPC-2015-896-GPA-VZC-HD-MCUP-ZV-DB-SPR to the City Planning Commission for its consideration, actions, and recommendations.

EIR CERTIFICATION: An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. An EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 47-day public review period from May 19, 2016 to July 5, 2016. The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to input received on the Draft EIR. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be provided to the Planning Commission as part of the staff report for the project. The EIR will be submitted to the Planning Commission and City Council for requested certification and action on the Project.

Note: a separate "Notice of Availability of the Final Environmental Impact Report" for EIR-2015-897-EIR will be mailed at a later date.

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 case will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles Department of City Planning, Major Projects Section, 200 N. Spring Street, Room 750, Los Angeles, CA 90012 or e-mailed to alejandro.huerta@lacity.org (attention: Alejandro Huerta).

REVIEW OF FILE: **CPC-2015-896-GPA-VZC-HD-MCUP-ZV-DB-SPR; and VTT-74131**, including the Environmental Impact Report (EIR) or the documents referenced in the EIR, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Alejandro Huerta at (213) 978-1454 or e-mail to alejandro.huerta@lacity.org or call Darlene Navarrete at (213) 978-1332 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 Alejandro Huerta, (213) 978-1454.*