

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: Hearing Officer
Date: Wednesday, September 21, 2016
Time: 3:00 p.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
Lilian.Rubio@lacity.org

Case No.: CPC-2016-1220-CU-ZV-ZAA-SPR
CEQA No.: ENV-2016-1222-MND
Incidental Cases: N/A
Related Cases: DIR-2016-1221-CCMP
Council No.: 1
Plan Area: Westlake
Specific Plan: N/A
Certified NC: Pico Union
GPLU: Limited Commercial
Medium Residential
Zone: C1-1-HPOZ and R3-1-HPOZ
Applicant: Eduardo Espinoza, Pacific
Charter School Development
Inc.
Representative: Michael Woodward

PROJECT LOCATION: 1633 West 11th Street, 1042 South Beacon Avenue, and 1650-1656 West 11th Street

PROPOSED PROJECT: The project is comprised of three components: (1) demolition of the existing 15,368 square foot commercial shop and office building at 1633 W. 11th St. in the C1-1-HPOZ zone; (2) construction of a new two-story (32 feet tall) approximately 28,993 square foot classroom and educational building on approximately the same footprint as the demolished building (compared to the existing building there would be increased front yard setback, to 7.5 feet from 0 feet, on 11th St. and increased set back on Beacon Avenue, from 0 feet to 3 feet), for a public charter school to serve 500 students in grades K through 8 on the site, together with 5 required parking spaces on the School Building site, an outdoor play yard, bicycle spaces, and an onsite drop-off and pick-up area behind the new classroom building in the R3-1-HPOZ zoned portion of the site at 1042 S. Beacon Avenue (the total site area of the School Building site is 26,313 square feet); and (3) the improvement of the 14,945 square foot vacant lot at 1650 - 1656 W. 11th Street, zoned C1-1-HPOZ, across 11th Street from the new

school building, as a parking lot for 26 automobile parking spaces (Parking Lot site). The project would require CUP approval, parking variance, Zoning Administrator Adjustment, and a Site Plan Review. Concurrently, the project has applied for a Certificate of Compatibility (HPOZ), and Approval of Conforming Work (HPOZ).

REQUESTED ACTION:

The Hearing Officer will Consider:

1. Pursuant to LAMC Section 12.24-U, 24, a Conditional Use to permit a public charter school for 500 students (grades K-8), and required parking in the C1-1-HPOZ zone and the R3-1-HPOZ zone, and to allow required school parking on a site across 11th Street from the classroom building in the C1-1-HPOZ zone;
2. Pursuant to LAMC Section 12.24-F, a determination of the applicable yard areas on a corner building site in the C1 and R3 zones and an area adjustment to permit a 7.5-foot front yard along 11th St., in lieu of a 10-foot front yard, and a 3-foot side yard along Beacon Ave. in lieu of a 5-foot side yard;
3. Pursuant to LAMC Section 12.24-S, a 20% modification to bicycle parking requirements to permit 64 short term bicycle spaces in lieu of 80 required short term bicycle spaces;
4. Pursuant to LAMC Section 12.27, a parking variance to allow 20 of the required 25 automobile parking spaces for a K through 8 elementary school to be provided in a parking lot across the street from the school, in lieu of being on the same lot as the school's classrooms;
5. Pursuant to LAMC Section 12.28-A, an Adjustment to permit a 20% increase in the floor area permitted in the C1-1-HPOZ zoned area of the building site from 24,230 square feet to 28,993 square feet;
6. Pursuant to LAMC Section 16.05-E, a Site Plan Review for a change of use to other than a Drive-through or Fast Food use which results in a net increase of 1,000 or more daily trips; and
7. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) 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 to the Los Angeles City Planning Department, Expedited Processing Section, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: Lilian Rubio).

REVIEW OF FILE: **CPC-2016-1220-CU-ZV-ZAA-SPR**, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 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) 482-7082.