

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-2015-2662-VZC-ZAD-CDO-SPR; CPC-2016-3257-DA; VTT-73387;
Date:	Wednesday, September 28, 2016	CEQA No.:	ENV-2013-3747-EIR (SCH No. 2014031014)
Time:	9:30 A.M.	Incidental Cases:	None
Place:	Los Angeles City Hall 200 N. Spring St., Rm. 1020 Los Angeles, CA 90012	Project Name:	Landmark Project
		Council No.:	11
		Plan Area:	West Los Angeles
		Specific Plan:	West Los Angeles Transportation Improvement and Mitigation
		Certified NC:	West Los Angeles
		GPLU:	General Commercial
		Existing Zone:	[Q]C2-2-CDO
		Proposed Zone:	(T)(Q)C2-2-CDO
Staff Contact:	Alejandro Huerta	Applicant:	Douglas Emmett Management, LLC
Phone No:	(213) 978-1454	Representative:	Jonathan Lonner,
Email:	alejandro.huerta@lacity.org		Burns & Bouchard, Inc.

PROJECT LOCATION: 11750-11770 Wilshire Boulevard

PROJECT PROPOSED: A 34-story residential building containing up to 376 multi-family residential dwelling units, including market-rate and affordable units, and an approximately 18,000 square-foot, privately maintained, publicly accessible open space area on a 2.8-acre site. The project site is currently occupied with a 42,900 square-foot, single-story supermarket building, to be demolished under the project; a 364,791 square-foot, 17-story office building, to remain; and a four-level subterranean parking structure spanning the project

site. To support the foundation of the new residential building, the project proposes the partial demolition and reconstruction of a portion of the four-level subterranean parking structure, resulting in a total of 1,122 parking spaces on-site. In total, the project will contain 360,291 square feet of floor area upon full build out.

REQUESTED ACTIONS:

The Deputy Advisory Agency will consider:

ENV-2013-3747-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-2013-3747-EIR (SCH No. 2014031014);

VTT-73387:

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, **Vesting Tentative Tract Map No. 73387** to permit the merger and resubdivision of the 122,420 square foot project site to create one master ground lot and four airspace lots; and
3. Pursuant to LAMC Section 17.03, an **Approval of a Reduced Side Yard Setback** to allow a 15-foot setback abutting the Granville Avenue frontage in lieu of the otherwise required 16-foot setback.

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

ENV-2013-3747-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-2013-3747-EIR (SCH No. 2014031014);

CPC-2015-2662-VZC-ZAD-CDO-SPR:

2. Pursuant to LAMC Sections 12.32-F and 12.32-Q, a **Vesting Zone Change** from [Q]C2-2-CDO to (T)(Q)C2-2-CDO;
3. Pursuant to LAMC Section 16.05, **Site Plan Review** for a project that would result in an increase of 50 or more dwelling units and/or 50,000 gross square feet of non-residential floor area;
4. Pursuant to LAMC Section 12.24-Y, a **Special Permission for the Reduction of Off-Street Parking** to allow a 10 percent parking reduction for an existing commercial building located within 1,500 feet of a transit facility;
5. Pursuant to LAMC Section 13.08, a **Design Overlay Plan Approval** with respect to the West Wilshire Boulevard Community Design Overlay District; and

CPC-2014-1772-DA:

6. Pursuant to California Government Code Sections 65864-68869.5, the Applicant seeks to enter into a **Development Agreement** with the City of Los Angeles.

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. 73387 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 Recommendation Reports for Case Nos. CPC-2015-2662-VZC-ZAD-CDO-SPR and CPC-2016-3257-DA 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 April 28, 2016 to June 13, 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 ENV-2013-3747-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-2015-2662-VZC-ZAD-CDO-SPR; CPC-2016-3257-DA; and VTT-73387, 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.*