

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.

Hearing By: Deputy Advisory Agency/Hearing Officer
Date: Wednesday, October 19, 2016
Time: 10:10 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Oliver Netburn
Phone No.: (213) 978-1382
Oliver.Netburn@lacity.org

Case No.: VTT-73929-CN; CPC-2016-1759-CU-DB-SPR
CEQA No.: ENV-2016-1758-MND
Incidental Cases: N/A
Related Cases: N/A
Council Nos.: 10 - Wesson
13 - O'Farrell
Plan Area: Wilshire
Specific Plan: None
Certified NC: Wilshire Center - Koreatown
GPLUs: High Medium Residential
and Neighborhood Office
Commercial
Zone: R4-1 and C2-1
Applicant: Mark Ross, CGI Strategies
Representative: Jerome Buckmelter, Jerome
Buckmelter Associates, Inc.

PROJECT LOCATION: 255-269 South Mariposa Avenue

PROPOSED PROJECT: The project is the demolition of a postpartum facility and the construction, use and maintenance of a seven-story 127,585 square-foot mixed-use development consisting of 122 residential units, including 4 live-work units, and 4,630 square feet of commercial floor area. The maximum building height would be 82 feet, nine (9) inches (82'-9"). The project would provide a total of 154 automobile parking spaces and 151 bicycle parking spaces within one (1) at-grade and two (2) subterranean levels.

REQUESTED ACTION: The Deputy Advisory Agency will consider:

1. Pursuant to Section 17.03 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map to allow for the subdivision of three (3) lots into 122 residential condominium units and four (4) commercial condominium units;
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (Case No. ENV-2016-1758-MND) for the above referenced project; and
3. Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2016-1758-MND.

The Hearing Officer will consider:

1. Pursuant to Section 12.24-U,26 of the Los Angeles Municipal Code, a Conditional Use Permit to allow a 67.5% Density for a total of 122 residential units (with 3 units - 4% set aside for Very Low Income Households), in lieu of the base density of 73 residential units;
2. Pursuant to Section 12.22-A,25 of the Los Angeles Municipal Code (L.A.M.C.), an 11% Density Bonus (with a set aside of 11%, 9 units, for Very Low Income households); a Density Bonus Parking Incentive (pursuant to AB 744) to allow 0.5 parking space for the 0-1 bedroom units and 1 parking space for the 2 bedroom units; and three (3) On-Incentives and Waivers as follows:
 - a. Pursuant to Section 12.22-A,25(f)(1), an On-Menu Incentive to permit an eight-foot (8') easterly side yard in lieu of the required 10 feet (10');
 - b. Pursuant to Section 12.22-A,25(f)(8), an On-Menu Incentive to permit floor area, density, open space and parking averaging over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone; and
 - c. Pursuant to Section 12.22-A,25(f), an Off-Menu Waiver to permit a Floor Area Ratio of 4.89 to 1 (4.89:1) in lieu of the maximum permitted 2.38 to 1 (2.38:1); and
3. Pursuant to Section 16.05 of the L.A.M.C., a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.

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 North Spring Street, Room 763, Los Angeles, CA 90012](#) (attention: [Oliver Netburn](#)) or e-mailed to Oliver.Netburn@lacity.org.

REVIEW OF FILE: Case Nos. **VTT-73929-CN & CPC-2016-1759-CU-DB-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 4:30 p.m., Monday through Friday. Please call Oliver Netburn at (213) 978-1382 or e-mail to Oliver.Netburn@lacity.org 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