

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: Hearing Officer and Advisory Agency
Date: Wednesday, December 7, 2016
Time: 10:30 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Heather Bleemers
Phone No.: (213) 978-0092
Email: Heather.Bleemers@lacity.org

Case No.: CPC-2016-2579-VZC-BL-MCUP-ZAD-SPR
Related Case: VTT-74191-CN
CEQA No.: ENV-2016-2580-MND
Council No.: 10 – Wesson Jr.
Plan Area: Wilshire
Certified NC: Wilshire Center - Koreatown
GPLU: Regional Center Commercial
Zone: C4-2, CR-2, and P-2
Applicant: Wilshire Park Place, LLC
Representative: Armbruster Goldsmith and Delvac, LLP

PROJECT LOCATION: 3700 Wilshire Boulevard

PROPOSED PROJECT: The development of a mixed-use 36-story, 527,248 square-foot tower building containing 506 residential dwelling units and 62,036 square feet of commercial space. The proposed building would be oriented toward the northerly portion of the project site. A haul route for the export of 74,800 cubic yards of grading will be requested.

REQUESTED ACTIONS: The Deputy Advisory Agency consider:

- (1) Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines of the California Public Resources Code, adoption of Mitigated Negative Declaration (ENV-2016-2580-MND) and Mitigation Monitoring Program for the subject use.
- (2) Pursuant to Section 12.32-Q of the Los Angeles Municipal Code, a Vesting Zone Change from the C4-2, CR-2, and P-2 zones to the [Q]C4-2 Zone; pursuant to Section 12.32-R a Building Line Removal to remove a five-foot building line on Wilshire Boulevard; pursuant to Section 12.24-W.1 a Master Conditional Use to permit the on-site sale of alcoholic beverages within four establishments; pursuant to Section 12.24-X.20 a Zoning Administrator's Determination to permit shared parking between the residential, commercial, and office uses; and pursuant to Section 16.05 Site Plan Review for a

project that results in an increase of 50 or more dwelling units, in conjunction with the construction of 506 residential dwelling units and 62,035 square feet of non-residential floor area.

The hearing officer will consider:

- (1) Pursuant to Section 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map for the merger and resubdivision of two parcels into six parcels and 506 residential condominiums, requesting deviation from Advisory Agency Condominium Parking Policy.

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: Heather Bleemers)
or by e-mail at: Heather.Bleemers@lacity.org

REVIEW OF FILE: Case file CPC-2016-2579-VZC-BL-MCUP-ZAD-SPR including the application and environmental assessment, are available for public inspection at this location between the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday. Please call Heather Bleemers at (213) 978-0092 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) 482-7072