

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. **This is a second notice for the City Planning Commission hearing. The initial public hearing was held on October 26, 2016.**

Hearing By: City Planning Commission
Date: Thursday, January 26, 2017
Time: After 8:30 a.m.*
Place: Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

Staff Contact: May Sirinopwongsagon
Phone No.: (213) 978-1372
E-mail: May. Sirinopwongsagon@lacity.org

Case No.: CPC-2016-341-VZC-ZAA-
SPR
CEQA No.: ENV-2016-343-MND
Incidental Cases: VTT-73981
Related Cases: N/A
Council No.: 10
Plan Area: Wilshire
Specific Plan: N/A
Certified NC: Wilshire Center - Koreatown
Existing GPLU: Regional Center Commercial
Existing Zone: C2-2, R5-2, P-2, C4-2
Proposed Zone: C4-2

Applicant: 3545 Wilshire, LLC
Representative: Jim Ries, Craig Lawson & Co, LLC

PROJECT LOCATION: **3545 West Wilshire Boulevard**
(3539-3551 West Wilshire Boulevard, 601, 611, 619, 627, 637, and 645 South Ardmore Avenue)

PROPOSED PROJECT: The demolition of existing structures and the construction, use, and maintenance of a new 513,732 square foot mixed-use building consisting of a 14-story building along 6th Street and a 32-story building along Wilshire Boulevard, and 6-levels of parking. The mixed-use buildings will contain a total of 428 residential dwelling units and 31,689 square feet of commercial space. The project will provide a total of 864 automobile parking spaces and 652 bicycle parking spaces.

REQUESTED ACTION: The City Planning Commission will Consider:

1. Pursuant to Section 21082.1(c)(3) and 21081.6 of the California Public Resources Code and Section 15162 of the CEQA Guidelines, consider the environmental analysis and mitigation monitoring program in Case No. ENV-2016-343-MND;
2. Pursuant to LAMC Section 12.32-Q, a Vesting Zone Change from C2-2, R5-2, P-2, and C4-2 to C4-2;
3. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit a zero-foot side yard for levels 1 through 6 of the residential parking structure in lieu of the required 16 feet required pursuant to LAMC Section 12.16-C,2; and
4. Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates 50 or more residential 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 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: May Sirinopwongsagon)

REVIEW OF FILE: [CPC-2016-341-VZC-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 4:30 p.m., Monday through Friday. Please call May Sirinopwongsagon at [\(213\) 978-1372](#) 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)978-7082