

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
Date: Wednesday, March 15, 2017
Time: 2:00 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
E-Mail: Lilian.Rubio@lacity.org

Case No.: CPC-2016-4316-DB
CEQA No.: ENV-2016-4317-CE
Incidental Cases: N/A
Related Cases: N/A
Council No.: 4
Plan Area: Wilshire
Specific Plan: N/A
Certified NC: Greater Wilshire
GPLU: Neighborhood Office
Commercial and Medium
Residential
Zone: C2-1VL and R3-1
Applicant: Crescent Capital Partners
Representative: ThreeSixty, Dana Sayles

PROJECT LOCATION: 5570 West Melrose Avenue and 647 North Beachwood Drive

PROPOSED PROJECT: The project involves the new construction, use, and maintenance of a four- to five-story, mixed-use building providing 52 apartment units over approximately 5,500 square-feet of ground-floor commercial, one ground-floor of parking, and one subterranean level of parking. The project would provide a total of 69 automobile and 63 bicycle parking spaces. The maximum building height will be 56 feet.

REQUESTED ACTION: The Hearing Officer will Consider:

- 1) Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall, therefore, be exempt under Class 32 of CEQA; and
- 2) Pursuant to Section 12.22-A,25 of the Los Angeles Municipal Code (LAMC), a 35 percent Density Bonus with 15 percent (5 units) reserved for Very Low Income Households, to permit the construction of a mixed-use development with 52 residential units and approximately 5,500 square feet of ground floor commercial space; 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 requesting three (3) incentives (waivers) as follows:

- a. Pursuant to LAMC Section 12.22.A.25(f)(4)(i), an on-menu incentive to permit a 35 percent increase in Floor Area Ratio (FAR) to 2.02 to 1 (2.02:1) in the C2 Zone and 4.05 to 1 (4.05:1) in the R3 Zone in lieu of the otherwise permitted 1.5 to 1 (1.5:1) and 3 to 1 (3:1) FAR, respectively;
- b. Pursuant to LAMC Section 12.22.A.25(f)(8) an on-menu incentive to permit the averaging of floor area ratio, density, parking, open space, and access across the four (4) contiguous parcels; and
- c. Pursuant to LAMC Section 12.22.A.25(g)(3), an off-menu waiver to permit a height increase of 11 feet and one-story on a site adjacent to an R1 zoned parcel that is not within 1,500 feet of a "Transit Stop" as defined by LAMC 12.25.A.25(b).

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: Lilian Rubio) or e-mailed to Lilian.Rubio@lacity.org.

REVIEW OF FILE: Case No. [CPC-2016-4316-DB](#), including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call Lilian Rubio at (213) 978-1840 or e-mail to Lilian.Rubio@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) 482-7071