



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
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: ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer and/or Deputy Advisory Agency may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 3170 West Olympic Boulevard; 3188 West Olympic Boulevard, 1006, 1010, 1012, 1014, 1020 South Serrano Avenue, and 1007, 1011, 1015, 1017, 1019, 1021 South Hobart Boulevard

Case Nos.: VTT-74311
CPC-2016-3662-CU-DB-SPR

Council No: 10 – Wesson

CEQA No.: ENV-2016-3663-MND
Hearing Held By: Deputy Advisory Agency and Hearing Officer
on behalf of the City Planning Commission

Related Case(s): None

Plan Area: Wilshire

Date: December 12, 2018
Time: 9:50 a.m.

Zone: C2-1 and R4-1
Plan Overlay: None

Place: Los Angeles City Hall
200 N. Spring St. Los Angeles, CA 90012,
Room 1070
(Please use the 201 N. Main Street
entrance)

Land Use: Community Commercial and
High Medium Residential

Applicant: Kyoung Lan Choi
Choi Bo Sung, Inc. &
CBS Property Group, LLC

Staff Contact: Iris Wan, City Planner (Case Planner for the
City Planning Commission case)
200 North Spring Street, Room 621
Los Angeles, CA 90012
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Representative: Stuart Ahn

Nuri Cho, City Planning Associate (Case
Planner for the Vesting Tentative Tract Map)
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PROPOSED PROJECT:

The project is the demolition of an existing one-story commercial retail building, related surface parking, and 5 residential buildings (a one-story single-family dwelling, a two-story single-family dwelling, and three multi-family rental units that are each one-story) for the construction of a new 7-story (85-foot) mixed-use structure above two levels of subterranean parking garage. The project will provide 252 dwelling units, of which 46 units are set aside for restricted affordable units to Very Low Income Households, and 32,100 square feet of retail space. The project will provide 261 vehicular parking spaces pursuant

to AB 744, located at-grade and within two levels of subterranean parking garage. The project also includes 299 long-term bicycle parking spaces and 46 short-term bicycle parking spaces. The project will contain a maximum Floor Area Ratio (FAR) of 6.09:1. The project includes the removal of 22 trees on-site and 8 street trees (5 street trees on Olympic Boulevard, 1 street tree on Hobart Boulevard and 2 street trees on Serrano Avenue).

REQUESTED ACTION(S):

The Deputy Advisory Agency will consider:

1. The Advisory Agency shall consider, pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3663-MND ("Mitigated Negative Declaration"), Mitigation Monitoring Program prepared for the Mitigated Negative Declaration, and all comments received, and make a determination whether or not to adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, Vesting Tentative Tract Map No. 74311 to permit the merger and re-subdivision of eight existing lots into one ground lot and two airspace lots. Proposed Lot 1 consists of a ground lot, proposed Airspace Lot 2 consisting of 252 apartment units and parking, and proposed Airspace Lot 3 consists of 32,100 square feet to be subdivided into a maximum of 33 commercial condominium units and parking.

The Hearing Officer will consider:

1. The City Planning Commission shall consider, pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3663-MND ("Mitigated Negative Declaration"), Mitigation Monitoring Program prepared for the Mitigated Negative Declaration, and find whether or not subsequent EIR, negative declaration, or addendum is required for approval of the project.
2. Pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a Density Bonus for a Housing Development Project in which the density increase is greater than the maximum permitted in LAMC Section 12.22 A.25, for an increase of 95 percent over the project site, to allow 252 dwelling units in lieu of the otherwise permitted base density of 129 dwelling units, and pursuant to Section 12.24 F., an increase in the permitted Floor Area Ratio (FAR) to 6.09 in lieu of 1.5:1 in the C2-1 Zone and 3:1 in the R4-1 Zone.
3. Pursuant to Section 12.22 A.25(g)(2) of the LAMC, a Density Bonus for a project reserving 46 units or 35 percent of the base dwelling units, as Restricted Affordable Units to Very Low Income Households, with vehicular parking provided pursuant to AB 744 and the following three (3) On-Menu incentives:
 - a. A 20% decrease in the required width of the front yard on Serrano Avenue in the R4-1 Zone from 15 feet to 12 feet.
 - b. A 20% decrease in the required width of the front yard on Hobart Boulevard in the R4-1 Zone from 15 feet to 12 feet.
 - c. A 20% decrease in the required width of the southerly side yard in the R4-1 Zone from 10 feet to 8 feet.
4. Pursuant to LAMC Section 12.22 A.25(g)(3), the following two (2) Waivers of Development Standards:
 - a. A Waiver of Development Standards to use pre-dedication area of any land required to be dedicated for street or alley purposes as lot area for purposes of calculating the maximum density permitted by the underlying zone in which the project is located.
 - b. A Waiver of Development Standards to average the floor area, density, parking, or open space, and permitted vehicular access from a less restrictive zone to a more restrictive zone.
5. Pursuant to LAMC Section 16.05, Site Plan Review approval for a development that creates an increase of 50 or more dwelling units

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

DIVISION OF LAND (DOL) – Please note that the staff report will be available on-line five (5) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". Staff Reports are hyperlinked to the case numbers on the hearing agenda.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzied here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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 services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.