



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 or decision-maker 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: 100 South Boyle Avenue; 110, 114 South Boyle Avenue and 1800 East First Street

Case No.: CPC-2018-998-DB-CU
CEQA No.: ENV-2018-999-EIR
 Addendum (January 2019) to Adelante Eastside Redevelopment Project EIR; SCH No. 9706165
Hearing Held By: The City Planning Commission
Date: **March 14, 2019**
Time: **After 8:30 a.m.**
Place: Los Angeles City Hall
 200 N. Spring St. Los Angeles, CA 90012
 (Please use the 201 N. Main Street entrance)
Staff Contact: Monique Acosta, City Planning Associate
 200 N. Spring Street, Room 621
 Los Angeles, CA 90012
 monique.acosta@lacity.org
 (213) 978-1173

Council No: 14 - Huizar
Related Cases: None
Plan Area: Boyle Heights
Zone: C2-1-RIO-CUGU and [Q]C2-1-RIO-CUGU
Plan Overlay: None
Land Use: Neighborhood Office Commercial
Applicant: Vanessa Delgado, Azure Development Co.
Representative: Alfred Fraijo Jr., Sheppard Mullin Richter & Hampton, LLP

PROPOSED PROJECT:

The proposed project includes the construction of a five-story, 44-unit affordable housing development (of which 100% of the residential units will be restricted affordable units except for one manager's unit), 7,500 square feet of ground floor commercial/retail and café/restaurant space and 45 parking spaces (28 residential spaces and 17 commercial spaces) in a ground-level parking garage and subterranean parking level. The proposed project measures 68 feet in height and contains 39,650 square feet of floor area, for a total Floor Area Ratio (FAR) of 2.72:1.

REQUESTED ACTION(S):

1. The City Planning Commission shall consider, based on the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report (EIR), SCH No. 9706165, certified on September 17, 1998; and pursuant to CEQA Guidelines Section 15162 and 15164, and as supported by the addendum dated January 2019, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(3), a Density Bonus for a project reserving 100 percent of the dwelling units for a mix of Extremely Low and Very Low Income Households for Homeless Individuals and Homeless Families, with one (1) manager's unit, and the following three (3) Off-Menu Incentives:
 - a. A 2.72 Floor Area Ratio (FAR) in lieu of the otherwise permitted 1.5:1 FAR for the C2-1-RIO-CUGU and [Q]C2-1-RIO-CUGU Zones;

- b. A 68-foot mixed-use building in lieu of a maximum 45-foot building required by the Commercial Corner Development Standard in LAMC Section 12.22 A.23(a)(1) and a maximum two-story or 30-foot building otherwise required by Q Condition No. 1 in Ordinance No. 153,152; and
 - c. A 10-foot rear yard setback for the residential portions of the mixed-use building in lieu of a 17-foot rear yard setback for the residential portions of the mixed-use building otherwise required by LAMC Section 12.11 C.3.
3. Pursuant to LAMC Section 12.22 A.25(g)(3), the Applicant requests the following six (6) Off-Menu Waivers of Development Standards:
- a. A zero-foot setback along Boyle Avenue on Lot 9 in lieu of the otherwise required 15-foot setback along Boyle Avenue required by Q Condition No. 2 in Ordinance No. 153,152;
 - b. A development project that is not in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 in lieu of a development project that is in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 otherwise required by Q Condition No. 3 in Ordinance No. 153,152;
 - c. A zero-foot setback along Boyle Avenue on Lot 9 in lieu of a 15-foot landscaped buffer that includes trees that are 10 gallons and 15 feet in height at the time of planting, trees planted at a maximum of 20 feet apart, and trees that are a spreading type that include shrubs and ground cover otherwise required by Q Condition No. 5, 5(a), 5(b) and 5(c) in Ordinance No. 153,152;
 - d. A 400 square-foot loading space provided in the alley in lieu of a 400 square-foot loading space provided on-site required by LAMC Section 12.21 C.6(a);
 - e. A reduction in the required residential parking to provide 28 parking spaces in lieu of 60 parking spaces required by LAMC Section 12.21 A.4; and
 - f. An allowance to provide 6 parking stalls (22%) of the 28 residential parking spaces to be compact stalls in lieu of all parking stalls in excess of one parking stall per dwelling unit may be designed as compact parking stalls otherwise required by LAMC Section 12.21 5(c).
4. Pursuant to LAMC Section 12.24 W.27, a Conditional Use to allow operating hours for a proposed café/restaurant from 5:00 am to 11:00 pm in lieu of operating hours from 7:00 am to 11:00 pm otherwise required by LAMC Sections 12.22 A.23 and 12.24 W.27 for Commercial Corner Developments.

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.**

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 agenzized 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.