



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: 8000-8014 West 3rd Street

Case No.: CPC-2018-1650-DB-WDI
CEQA No.: ENV-2018-1651-MND
Hearing Held By: Hearing Officer on behalf of the City Planning Commission
Date: Tuesday, February 19, 2019
Time: 1:00 PM
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)
Staff Contact: Courtney Shum, City Planner
200 North Spring Street, Room 763
Los Angeles, CA, 90012
courtney.shum@lacity.org
(213) 978-1916

Council No: 5 – Koretz
Related Cases: N/A
Plan Area: Wilshire
Zone: C2-1VL-O
Plan Overlay: N/A
Land Use: Neighborhood Commercial
Applicant: Lili Bosse, 8000 Third Street Properties, LLC and 8008 Third Street Investments, LLC
Representative: Dale Goldsmith & Alix Wisner, Armbruster Goldsmith & Delvac LLP

PROPOSED PROJECT:

The proposed project involves the demolition of existing structures and the construction, use, and maintenance of a new, five-story, 61-foot high, mixed-use building consisting of 50 residential dwelling units and approximately 7,065 square feet of commercial space. The project will set aside five units (11 percent of the base density) for Very Low Income Households and will set aside an additional two units for Moderate Income or Senior Affordable Households. The project will provide 76 automobile parking spaces located within a portion of the ground floor and two subterranean parking levels.

REQUESTED ACTION(S):

On behalf of the City Planning Commission, the Hearing Officer will take public testimony regarding the following:

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-2018-1651-MND (“Mitigated Negative Declaration”), and all comments received;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25(g)(3), a set aside of a minimum of 11 percent (five units) reserved for Very Low Income Households, to permit the construction of 50 residential dwelling units, utilizing AB 744 parking option of 0.5 parking spaces per bedroom, and requesting two off-menu incentives and one off-menu waiver of the following development standards:

- a. An off-menu incentive to allow a maximum floor area ratio of 3.1 to 1 in lieu of the otherwise permitted 1.5 to 1 pursuant to LAMC Section 12.21.1-A;
 - b. An off-menu incentive to allow a maximum height of 61 feet and five stories in lieu of the otherwise permitted 45 feet and three stories pursuant to LAMC Section 12.21.1-A; and
 - c. An off-menu waiver to allow a zero-foot rear yard above the ground floor in lieu of the rear yard requirement pursuant to LAMC Sections 12.11-C,3 and 12.14-C,2; and
3. Pursuant to LAMC Section 12.37-I,3, a Waiver of Dedication and Improvements to waive the otherwise required three-foot dedication and sidewalk widening along the subject property's frontage on the south side of 3rd Street.

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.