



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: 4055 West Oakwood Avenue; 4055 ¼, 4055 ½, 4055 ¾, 4057, 4057 ½, 4059, 4059 ¼, 4059 ½, 4059 ¾, 4061, 4061 ¼, 4061 ½, 4061 ¾, 4063, 4063 ¼, 4063 ¾, 4065, 4065 ¼, 4065 ¾, West Oakwood Avenue

Case No. CPC-2018-3029-CU-DB-SPP
CEQA No. ENV-2018-3030-CE
Held By: Hearing Officer on behalf of the City Planning Commission
Date: **Wednesday, July 31, 2019**
Time: **10:00 a.m.**
Place: Los Angeles City Hall
200 N. Spring St., Room 1020
Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)
Staff Contact: Nuri Cho, City Planning Associate
200 N. Spring St., Room 621
Los Angeles, CA 90012
Nuri.Cho@lacity.org
(213) 978-1177

Council District: 13 – O'Farrell
Related Cases: None

Plan Area Wilshire
Zone: R3-1

Plan Overlay: Vermont/Western Station Neighborhood Area Plan – Subarea A (Neighborhood Conservation)

Land Use: Medium Residential

Applicant: Kamran Gharibian, Oakwood Properties, LLC

Representative: Daniel Ahadian, nūr - DEVELOPMENT | CONSULTING

PROPOSED PROJECT:

After-the-fact demolition of a 14-unit multi-family residential complex and a six-unit multi-family residential complex, and the construction, use and maintenance of a five (5)-story, multi-family residential building containing 68 dwelling units, including 10 units restricted to Very Low Income Households and four (4) units restricted to Low Income Households. The proposed building will be a maximum of 60.79 feet in height and contain 100,852 square feet of floor area at a 4.02:1 floor area ratio (FAR). The project will provide 85 automobile parking spaces, 40 bicycle parking stalls, and 10,403 square feet of usable open space within two (2) courtyards, a recreation room, and balconies.

REQUESTED ACTIONS:

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

1. An Exemption from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.26, a Conditional Use to permit a 70-percent 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, allowing a total of 68 dwelling units in lieu of 40 units as otherwise permitted in the R3-1 Zone;

3. Pursuant to LAMC Section 12.22 A.25(g), a Density Bonus/Affordable Housing Incentive Program Review to permit the following On-Menu and Off-Menu Incentives for a Housing Development Project totaling 68 dwelling units, reserving 10 units for Very Low Income Households and four (4) units for Low Income Households for a period of 55 years:
 - a. An On-Menu Incentive for a 35-percent increase in the maximum FAR to allow 4.05:1 in lieu of 3:1 as otherwise permitted in the R3-1 Zone;
 - b. An Off-Menu Incentive for a 15.79-foot increase in the maximum building height limit to allow 60.79 feet in lieu of 45 feet as otherwise permitted in the R3-1 Zone; and a 22-foot increase in the maximum transitional height limit to allow 60.79 feet in lieu of 38.79 feet as otherwise permitted in Subarea A of the Vermont/Western Station Neighborhood Area Plan Specific Plan (Vermont/Western SNAP); and
 - c. An Off-Menu Incentive to allow a total combined lot area of 29,703.9 square feet to form a single building site in lieu of 15,000 square feet as otherwise permitted in Subarea A of the Vermont/Western SNAP; and
4. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance for the after-the-fact demolition of a 14-unit multi-family residential complex and a six-unit multi-family residential complex, and the construction, use and maintenance of a five (5)-story, multi-family residential building containing 68 dwelling units within Subarea A of the Vermont/Western SNAP.

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.