



Los Angeles City Planning Department

200 North Spring Street, Los Angeles, CA 90012

CENTRAL AREA PLANNING COMMISSION JURISDICTION

Park Mile Specific Plan Design Review Board

PUBLIC HEARING NOTICE

Board Members: Caroline Labiner (Chair), Susan Grossman (Vice Chair), Ted Park, Michael Johnson, John LaBombard

Date: Thursday, May 5, 2022

Time: 3:30 PM

Place: In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020, relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the Park Mile Specific Plan Design Review Board's May 5, 2022 meeting will be conducted via telephone and/or videoconferencing.

IF YOU WISH TO PARTICIPATE IN THE MEETING AND OFFER PUBLIC COMMENT, PLEASE READ THE FOLLOWING INSTRUCTIONS.

Members of the public who wish to **listen to the meeting** are advised to call (213) 338-8477 or (669) 900-9128 and enter Meeting ID No. **862 2167 7963** and then press #. Press # again when prompted for participant ID. Participants will then be joined into the meeting.

To provide public comment during the hearing, staff will direct members of the public to dial *9 when public testimony has begun for that specific agenda item.

The meeting can also be attended online via Zoom by visiting the following link:

<https://planning-lacity-org.zoom.us/j/86221677963>

Webinar ID: 862 2167 7963

Password: 451814

If you are interested in speaking on an Agenda Item or being placed on the Interested Parties list for any of the items on the Agenda please fill out the following form:

To view materials, please visit: <https://tinyurl.com/ParkMileDRBSubmission>

If you are unable to download or access any of these documents, please email planning staff at: chi.dang@lacity.org.

POLICY FOR PUBLIC HEARINGS: The Board at times must necessarily limit the speaking times of those presenting testimony on either side of an issue. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Board must be submitted prior to the Board's consideration of the item. EVERY PERSON WISHING TO ADDRESS THE BOARD MUST COMPLETE A SPEAKER'S REQUEST FORM, WHICH IS MADE AVAILABLE AT THE HEARING, AND SUBMIT IT TO STAFF BY FILLING OUT THE FOLLOWING FORM:

<https://forms.gle/xyv2UDttEUfU7nq4A>

To ensure that the Board has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Planning Staff at chi.dang@lacity.org as far in advance of the meeting date as possible.

The Board may reconsider and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting.

AGENDA

1. Call to Order.
2. Review of Agenda. (Note: Agenda items may be heard out of the order listed.)
3. Board Action Item(s):
 1. Pursuant to Government Code Section 54953(e)(1)(B)-(C), determination that due to COVID-19 State of Emergency, meeting in person would present imminent risks to the health or safety of attendees, and possible Park Mile Specific Plan Design Review Board action. Adopt the following resolution found [here](#) or at <https://tinyurl.com/ParkMileDRBSubmission>.

PUBLIC HEARING

Case Nos. ZA-2019-2192-ZAD-DRB-SPP & DIR-2021-6475-DRB-SPP-HCA

2. **4600 – 4680 W. Wilshire Boulevard (706-720 Rimpau Boulevard; 710-727 Mullen Avenue; 711-717 Muirfield Road; 4617 8th Street)**

A Project Permit Compliance (SPP) and Design Review Board (DRB) for two Blocks: A and B. For the purposes of this project Block A is bounded by Wilshire Boulevard to the north, Rimpau Boulevard to the west, 8th Street to the south, and Mullen Avenue to the east. Block B is bounded by Wilshire Boulevard to the north, Mullen Avenue to the west, Muirfield Road to the east, and 8th Street to the south.

- a. Case No. ZA-2019-2192-ZAD-DRB-SPP (Block A) is an Adaptive Reuse, subdivision, and change of use of the existing Farmers Building's offices into 65 residential condominium units and an approximately 62,152 square-foot air space office unit of above a one-level subterranean parking garage. The existing façade of the Farmers Building will be maintained and no additional floor area is proposed. Block A will provide 234 vehicular parking spaces located within the one-level subterranean parking garage and existing surface parking lot. The subdivision request is not being considered under the SPP/DRB case, as it is being considered as part of a separate entitlement.
- b. Case No. DIR-2021-6475-DRB-SPP-HCA (Block B) is a small lot subdivision for the construction, use, and maintenance of ten (10) three-story single family small lot homes comprising of two detached units and four (4) duplex unit "Rowhomes" in the CR(PkM) zone and six (6) two-story small lot homes in the RD3 zone, for a total of 16 small lot homes. The project proposes attached two-car garages for each unit and eight (8) guest parking spaces for a total of 40 on-site parking spaces. The project proposes to remove a total of 52 non-protected trees from the project site and provide 104 trees on Block B. The subdivision request is not being considered under the SPP/DRB case, as it is being considered as part of a separate entitlement.

Related Cases: Block A: VTT-73895, DIR-2019-2192-DRB-SPP-DI-SPR-P
Block B: VTT-73894-SL

Applicant/Owner: Mullen Wilshire Blvd. (LA) Owner, LLC

Representative: Michael Gonzalez, Gonzales Law Group, APC

4. Public Comment Period.
5. Staff / Board Communication.
6. Miscellaneous: Next Scheduled Meeting is **May 19, 2022**. Cancellation may occur due to the lack of agenda items to review.
7. Adjourn.

GENERAL INFORMATION

**Contact
Information:**

Department of City Planning
Central Project Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
Chi Dang
(213) 978-1307
chi.dang@lacity.org

Internet: <https://planning.lacity.org/about/commissionsboards-hearings>
(Click on *Boards* -> *Park Mile*)

Fifth Council District Office
Dylan Sittig
Planning Deputy
(213) 978-1197
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Thirteenth Council District Office
Craig Bullock
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Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

OPEN MEETINGS - The Park Mile Design Review Board (DRB) shall provide an opportunity in open meetings for the public to address items of interest to the public that are within the subject matter jurisdiction of the DRB. The Chair of the DRB may allocate the number of speakers per subject, the time allotted on each subject, and the time allotted to each speaker. Under the provisions of the Brown Act (Gov. Code Sec. 54959-54960), the Park Mile Design Review Board is a "legislative body" and must: 1. Conduct all quorum meetings in public; and 2. Post all agenda items or issues considered for discussion seventy-two (72) hours before public meetings. Public notices are posted at the Offices of the Planning Department, the Planning Department Website, and at the appropriate Council Office(s). Click on <https://planning.lacity.org/about/commissions-boards-hearings>.

FILE REVIEW - The complete file will be available for public inspection by appointment only. Please email the Planning Staff at chi.dang@lacity.org at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before 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. 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 or during the hearing via email to chi.dang@lacity.org or by U.S. mail to the staff identified on the front of this notice. 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. 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.