

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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: ☐ Others

This notice is sent to you because you own property or live near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing By: Hearing Officer for the City Planning Commission

Date: January 16, 2015

Time: 10:00 A.M.

Place: City Hall 10th Floor, Room 1020
200 North Spring Street
Los Angeles, CA 90012

Hearing Officer: Monique Acosta
Phone No.: (213) 978-1173
E-mail: monique.acosta@lacity.org

Case No.: **CPC-2014-1947-CU-DB-SPP-SPPA-SPR**

CEQA No.: ENV-2014-1948-MND

Council No.: 13 – O’Farrell

Plan Area: Wilshire

Specific Plan: Vermont/Western Station
Neighborhood Area Plan
(SNAP) Specific Plan

Certified NC: Wilshire Center – Koreatown
GPLU: Neighborhood Office
Commercial

Zone: C2-1

Applicant: Luxmi Vaz and Arjun
Nagarkatti, AMCAL Meridian
Fund, L.P.

Representative: Eric Lieberman, QES

PROJECT LOCATION: 211, 215, 217, 221, 223, 225, 227, 231, 233, 235, 237, 239, 241 N. Vermont Avenue, legally described as Lots: PT NE ¼ SEC 24 T1S R14W (Arbs 41, 42, 43, 44, 45 and 46); Block: None; and Tract: NE ¼ SEC 24 T1S R14W; as specifically shown in the application (see attached map).

PROPOSED PROJECT: The proposed project involves the demolition of an existing building with commercial/retail uses and a surface parking lot and the construction, use and maintenance of a mixed use commercial and residential building that is a maximum of 55 feet in height, four stories and contains 137,201 square feet of floor area with 100 residential apartment units, of which 99 units are restricted affordable and one manager’s unit that is market rate, 4,500 square feet of ground floor commercial space and provides 13,076 square feet of open space which includes 10,156 square feet of common open space and 2,950 square feet of private open

space. The project also includes 111 vehicle parking spaces (102 residential parking spaces and nine commercial parking spaces) and 55 bicycle parking spaces (50 residential bike spaces and five commercial bike spaces) located in the rear at grade and within one subterranean parking level. The project is located in the C2-1 Zone within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.

**REQUESTED
ACTION:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2014-1948-MND) for the above referenced project.
2. Pursuant to Section 12.24 U.26. of the Municipal Code, a **Conditional Use** to increase the density greater than the maximum allowed by the Density Bonus Ordinance. The applicant seeks a density bonus increase of 89 percent in order to permit 100 residential units (99 restricted affordable and one market rate manager's unit) in lieu of 53 residential units.
3. Pursuant to Section 12.22 A.25. of the Municipal Code, the applicant proposes to set aside 50 percent of the new restricted affordable units at the Very Low income level and 49 percent at the Low Income level with one market-rate manager's unit and requests the following **three on-menu incentives**: **(a)** to permit an increase in height of five feet to allow an overall building height of 55 feet in lieu of the 50-foot height limit required by Section 8.B. of the SNAP; **(b)** to permit an increase in height of 11 feet allowing 41 feet in lieu of the 30-foot height limit within the 15-foot "stepback" from the front property line required by Section V. Development Standard No. 6 of the SNAP Design Guidelines; and **(c)** to permit to permit a 3:1 FAR for affordable housing developments within 1,500 feet of a Major Transit Stop in lieu of a 2:1 FAR permitted by the SNAP.
4. Pursuant to Section 12.22 A.25(g)(3) of the Municipal Code, the applicant requests **four off-menu incentives**: **(a)** a Waiver of Development Standards to Section 8.C. of the SNAP to permit an increase in height of 14 feet six inches allowing 39 feet six inches in Transitional Height in lieu of 25 feet required for buildings located within a distance of 0 to 49 feet from an abutting lot in Subarea A and to permit an increase in height of 15 feet five inches allowing 48 feet five inches in Transitional Height in lieu of 33 feet required for buildings located within a distance of 50 to 99 feet from an abutting lot in Subarea A; **(b)** a Waiver of Development Standards to Section 8.C. of the SNAP to permit a 20 percent decrease in the Transitional Height horizontal distance from an abutting lot in Subarea A permitting 0 feet to 39 feet in lieu of 0 feet to 49 feet and 40 feet to 79 feet in lieu of 50 feet to 99 feet; **(c)** a Waiver of Development Standards to Section V. Development Standard No. 6 of the SNAP Design Guidelines to permit the required ten-foot second floor stepback at the front façade to be raised one floor to the third floor; and **(d)** a Waiver of Development Standards to permit a modified commercial serving loading space located in the parking garage in lieu of the strict requirements of LAMC Section 12.21 C.6.
5. Pursuant to Section 11.5.7 C of the Municipal Code, a **Project Permit Compliance Review** with the SNAP.
6. Pursuant to Section 11.5.7 E of the Municipal Code, the applicant requests **two Project Permit Adjustments**: **(a)** to permit a minor adjustment to Section V. Development Standard 6 (Stepbacks) of the SNAP Design Guidelines, allowing a redistribution of building massing and volume equivalent to the total required stepbacks at the front facade along Vermont Avenue in lieu of the requirement that no portion of any structure exceed more than 30 feet in height within 15 feet of the front

property line and a ten-foot setback of the second floor from the first floor frontage; and **(b)** to permit a minor adjustment to Section V. Development Standard 6 (Transparent Elements) of the SNAP Design Guidelines, allowing 11 percent transparent building elements on the south elevation (side) and 21 percent transparent building elements on the north elevation (side) in lieu of 50 percent on the side elevations and eight percent transparent building elements on the west elevation (rear) in lieu of 20 percent on the rear elevation.

7. Pursuant to Section 16.05 of the Municipal Code, a **Site Plan Review** for a project which creates, or results in an increase of 50 or more dwelling units.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. After the hearing, the Hearing Officer will prepare a report, including a recommendation, which will be considered by the City Planning Commission at a later date.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

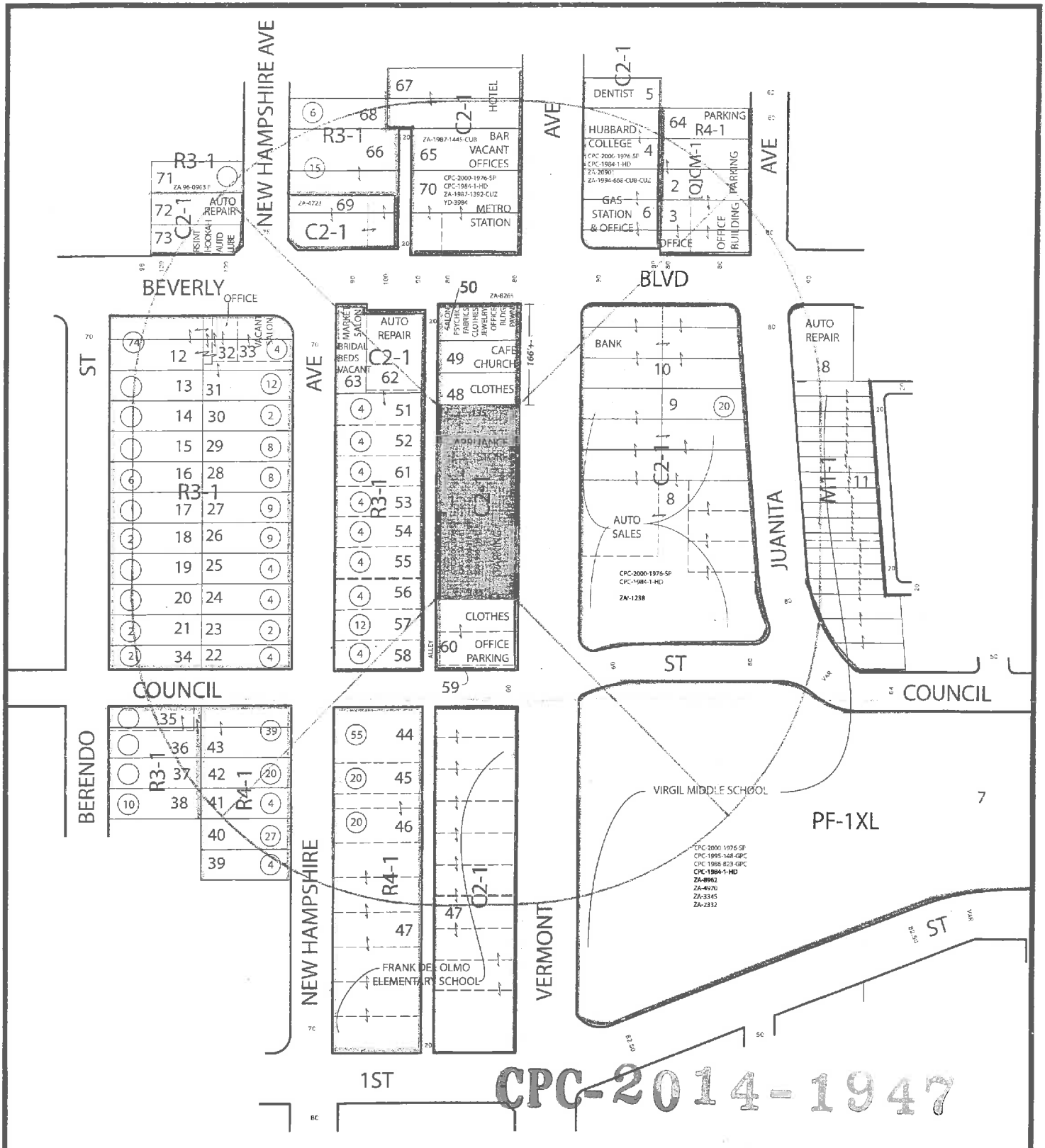
ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles Department of City Planning; 200 North Spring Street, Room 621, Los Angeles, CA 90012 (Attention: Ms. Monique Acosta).

REVIEW OF FILE: **CPC-2014-1947-CU-DB-SPP-SPPA-SPR** including the application and the environmental assessment are available for public inspection at the Department of City Planning; 200 North Spring Street, Room 621, Los Angeles, CA 90012 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the Hearing Officer indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on the day of the hearing.

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 auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*



PROJECT PERMIT COMPLIANCE • SPECIFIC PLAN EXCEPTION • ON- MENU DENSITY BONUS



Quality Mapping Service

14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 • Fax (818) 997-0351
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DRAWN BY:

THOMAS BROTHERS
Page: 594 Grid: A-7

LEGAL
"SEE APPLICATIONS"

CONTACT: QES

ASSESSOR PARCEL NUMBER:
5518-033-032
SITE ADDRESS: 241 N.VERMONT AVE

CD: 13
CT: 2112.02
PA: 106 - WILSHIRE
USES: FIELD

CASE NO:
SCALE: 1" = 100'
D.M.: 141B197, 138B197

DATE: -05-05-14-
Update: 12-11-14

NET AC: 0.98-

NORTH

QMS: 14-145 A101

PHONE: 818-997-8033