

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 are an occupant residing 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, prior to a decision is rendered.

Hearing By: Zoning Administrator
Date: Wednesday, June 1, 2016
Time: 12:00 p.m.
Place: Los Angeles City Hall
200 N. Spring St., Room 1020
Los Angeles, CA 90012

Staff Contact: Oliver Netburn
Phone No.: (213) 978-1382
E-mail: oliver.netburn@lacity.org

Case No.: ZA 2015-2843-ZAD
CEQA No.: ENV-2015-2844-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 14
Plan Area: Central City
Specific Plan: N/A
Certified NC: Downtown Los Angeles
GPLU: Light Manufacturing
Zone: M2-2D

Applicant: 813 East 5th Street, LLC.
Representative: Steve Catalano,
Kindel Gagan, Inc..

PROJECT LOCATION: 719-725 and 803-821½ East 5th Street

PROPOSED PROJECT: The project involves an Adaptive Reuse Project with the conversion of four (4) existing structures into a mixed-use development consisting 160 dwelling units and 7,500 square feet of commercial floor area. The project will include 32 on-site parking spaces.

REQUESTED ACTION: The Zoning Administrator will consider:

- 1) Pursuant to Section 12.24-X,1(b) of the Los Angeles Municipal Code, a Zoning Administrator's Determination to allow an Adaptive Reuse Project in the M Zone inside the Downtown Project Area with relief from Section 12.21-A,5(c) of the L.A.M.C. to increase the number of allowed compact and tandem parking stalls;
- 2) Pursuant to Section 12.24-X,1(d) of the Los Angeles Municipal Code, a Zoning Administrator's Determination to allow a reduced average unit size from 750 square feet and a minimum unit size from 450 square feet to 277 square feet and 214 square feet, respectively;

- 3) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project; and,
- 4) Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2015-2844-MND.

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.

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 City Planning Department, Expedited Processing Section, [200 North Spring Street, Room 763, Los Angeles, CA 90012](#) (attention: Oliver Netburn) or e-mailed to Oliver.Netburn@lacity.org.

REVIEW OF FILE: Case No. **ZA-2015-2843-ZAD**, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Oliver Netburn at (213) 978-1382 or e-mail to Oliver.Netburn@lacity.org several days in advance to assure that the files will be available. The files are not available for review 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.*

Puede obtener información en Español acerca de esta junta llamando al (213) 482-7071