

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.

Hearing By: Deputy Advisory Agency/Hearing Officer
Date: Wednesday, July 27, 2016
Time: 9:30 AM
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Case No. VTT-74070-SL
Staff Contact: Courtney Shum
Phone No.: (213) 978-1916
E-Mail: Courtney.Shum@lacity.org

Case No. DIR-2016-2079-CDP-MEL-DB-CLQ
Staff Contact: Matthew Lum
Phone No.: (213) 978-1172
E-Mail: Matthew.Lum@lacity.org

Case Nos.: VTT-74070-SL &
DIR-2016-2079-CDP-MEL-
DB-CLQ
CEQA No.: ENV-2016-1111-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 15 – Joe Buscaino
Plan Area: San Pedro
Specific Plan: San Pedro
Certified NC: Coastal San Pedro
GPLU: Commercial Manufacturing
Zone: [Q]R3-1XL

Applicant: 1803 Mesa, LLC
Representative: Jonathan Lonner, Burns &
Bouchard, Inc.

PROJECT LOCATION: 1803 South Mesa Street

PROPOSED PROJECT: The subdivision of one existing vacant lot into 22 small lots for the construction, use, and maintenance of 22 small lot homes ranging in total residential floor area from 1,653 to 1,942 square feet and height of 37 feet in the [Q]R3-1XL Zone.

REQUESTED ACTION: The Deputy Advisory Agency will consider:
ENV-2016-1111-MND:

1. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, adopt the **Mitigated Negative Declaration** (Case No. ENV-2016-1111-MND) and **Mitigation Monitoring Program** for the above-referenced project; and

VTT-74070-SL:

2. Pursuant to Sections 17.15 and 12.22-C,27 of the Los Angeles Municipal Code, **Vesting Tentative Tract Map No. 74070-SL** to permit a 22-lot subdivision for 22 small lot homes with 44 residential parking spaces and four guest parking spaces on a 26,630 net square-foot lot in the [Q]R3-1XL Zone, in accordance with the Small Lot Ordinance No. 176,354;

The Hearing Officer will consider:*DIR-2016-2079-CDP-MEL-DB-CLQ:*

1. Pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a **Coastal Development Permit** for the construction of 22 small lot homes within the single-permit jurisdiction of the California Coastal Zone;
2. Pursuant to Government Code Sections 65590 and 65590.1, a **Mello Act Compliance Review** in conjunction with the construction of 22 small lot homes in the Coastal Zone;
3. Pursuant to 12.22-A,25 of the Los Angeles Municipal Code, a **Density Bonus** to permit the construction of 22 small lot homes, with 10 percent of the units reserved for Very Low Income Households for a period of 55 years, and requesting two incentives, including:
 - a. An on-menu incentive to permit 37-foot high small lot homes in lieu of the maximum permitted 26 feet, pursuant to Ordinance No. 163,849 and the San Pedro Specific Plan; and
 - b. An on-menu incentive to permit three-story small lot homes in lieu of the maximum permitted two stories, pursuant to the San Pedro Specific Plan; and
4. Pursuant to Section 12.32-H of the Los Angeles Municipal Code, a **Clarification of the “Q” Qualified Condition No. 2** of Case No. CPC-1987-762-ZC-GPA (Ordinance No. 163,849) to clarify the intent of home ownership and replace the term condominiums with for-sale dwelling units on the project site.

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 communication for Case No. VTT-74070-SL may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, 200 North Spring Street, Room 763, Los Angeles, CA 90012 (attention: Courtney Shum) or e-mailed to Courtney.Shum@lacity.org.

Written communication for Case No. DIR-2016-2079-CDP-MEL-DB-CLQ may be mailed to the Los Angeles City Planning Department, West/South Project Planning, 200 North Spring Street, Room 721, Los Angeles, CA 90012 (attention: Matthew Lum) or e-mailed to Matthew.Lum@lacity.org.

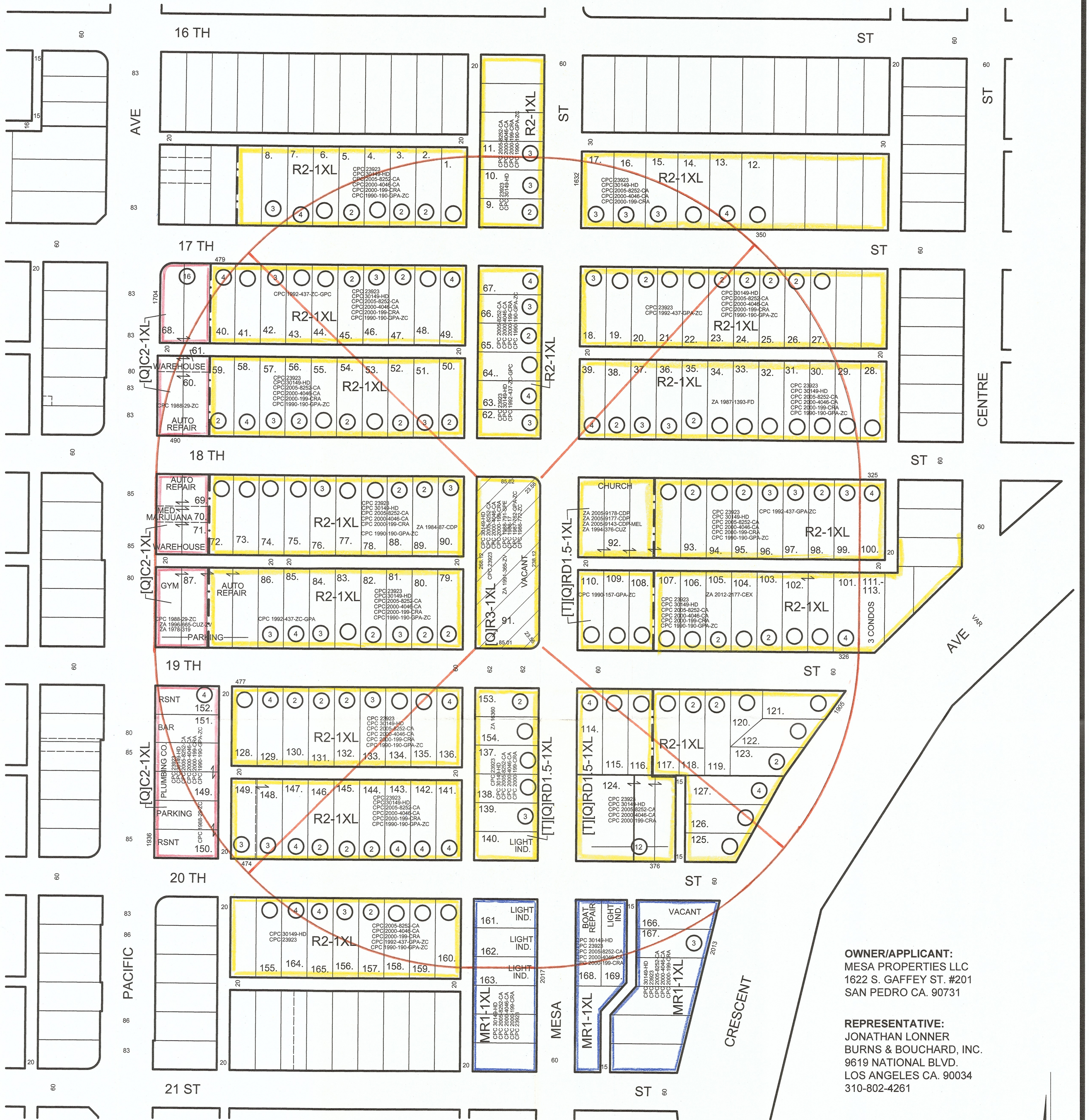
REVIEW OF FILE: Please contact Courtney Shum at (213) 978-1916, Courtney.Shum@lacity.org several days in advance for Case No. **VTT-74070-SL**, including the applications and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please contact Matthew Lum at (213) 978-1172, Matthew.Lum@lacity.org several days in advance for Case No. **DIR-2016-2079-CDP-MEL-DB-CLQ**, including the applications and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday.

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



OWNER/APPLICANT:
 MESA PROPERTIES LLC
 1622 S. GAFFEY ST. #201
 SAN PEDRO CA. 90731

REPRESENTATIVE:
 JONATHAN LONNER
 BURNS & BOUCHARD, INC.
 9619 NATIONAL BLVD.
 LOS ANGELES CA. 90034
 310-802-4261

VESTING TENTATIVE TRACT MAP NO. 74070
"Q" CLARIFICATION
DENSITY BONUS
COASTAL DEVELOPMENT PERMIT
MELLO ACT COMPLIANCE

LEGAL: LOT 1, TRACT NO. 46435.

C.D. 15
 C.T. 2971.20
 P.A. SAN PEDRO

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850

SITE: 1803 MESA ST.
0.61 NET AC.

CASE NO.
DATE: 01-22-2016
SCALE: 1" = 100'
USES FIELD
D.M. 012 B 201,
 012 B 197
T.B. PAGE: 824 **GRID:** C-6, C-7