

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:** **March 31, 2017**  
**Time:** **10:00 a.m.**  
**Place:** City Hall 10<sup>th</sup> Floor, Room 1020  
200 North Spring Street  
Los Angeles, CA 90012  
**Staff Contact:** Kinikia Gardner (Hearing Officer for the City Planning Commission)  
(213) 978-1445  
[kinikia.gardner@lacity.org](mailto:kinikia.gardner@lacity.org)

**Case Nos.:** **CPC-2016-766-DB**  
**CEQA No.:** ENV-2016-767-CE  
**Council No.:** 5 – Koretz  
**Plan Area:** Wilshire  
**Specific Plan:** None  
**Certified NC:** Mid City West  
**GPLU:** High Medium Residential  
**Zone:** [Q]R4-1-O  
**Applicant:** Richard Heller  
**Representative:** Jerome Buckmelter

**PROJECT LOCATION:** 143-149 South Wetherly Drive

**PROPOSED PROJECT:** The proposed Project involves the demolition of one duplex and two-single family dwellings and the construction of a housing project that is five stories over two levels of subterranean parking, 58 feet in height, with 40 residential units of which four will be set aside as Restricted Affordable Units for Very Low Income Households. The Project provides a total of 48 on-site parking spaces and the site is zoned [Q]R4-1-O and designated High Medium Residential in the Wilshire Community Plan.

**REQUESTED ACTION:** The City Planning Commission will consider:

1. Pursuant to Section 15332 of the California CEQA Guidelines, and Article 19, Class 32 of the State CEQA Guidelines, find that Categorical Exemption ENV-2016-767-CE is adequate for the above referenced project.

2. Pursuant to Section 12.22 A.25 of the Municipal Code, the Applicant proposes to set aside 4 units, or 13 percent of the dwelling units as Restricted Affordable Units for Very Low Income and requests **two on-menu incentives**:
  - (a) A 3.9:1 Floor Area Ratio (FAR) in lieu of the permitted 3:1 FAR in the [Q]R4-1-O Zone; and
  - (b) A maximum 18% decrease in the required rear yard setback allowing 14 feet in lieu of the required 17 feet.
3. Pursuant to Section 12.22 A.25(g)(3) of the Municipal Code, the Applicant requests **one (1) off-menu waiver**:
  - (a) A waiver of Condition No. 6 of Ordinance No. 167,711 to allow rooftop open space and Condition No. 7 of Ordinance No. 167,711 to clarify the number of trees required on-site and in the parkway.

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. Kinikia Gardner).

**REVIEW OF FILE:** **CPC-2016-766-DB** 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 Kinikia Gardner at (213) 978-1445 to assure the files for CPC-2016-766-DB are 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.*