



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
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: ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: **3625 South Grand Avenue**
 (3600 South Hope Street, 3601, 3621, 3623 and 3625 South Grand Avenue)

Case No.: VTT-81335
 ZA 2018-869-ZV-ZAA-DD-SPR

CEQA No.: ENV-2018-870-MND

Hearing Held By: Deputy Advisory Agency/
 Associate Zoning Administrator

Date: **February 6, 2019**

Time **10:00 a.m.**

Place: Los Angeles City Hall
 200 N. Spring St., Room 1020
 Los Angeles, CA 90012
 (Please use the 201 N. Main Street
 entrance)

Staff Contact: Jenna Monterrosa, City Planner
 200 North Spring Street, Room 532
 Los Angeles, CA 90012
 Jenna.monterrosa@lacity.org
 (213) 978-1377

Council No: 9 – Price

Related Cases: N/A

Plan Area Southeast Los Angeles

Zone: MR1-2

Plan Overlay: N/A

Land Use: Limited Manufacturing

Applicant: Public Storage

Representative: Rose Bacinski, Bacinski &
 Associates, Inc.

PROPOSED PROJECT:

The proposed project includes the demolition and reconstruction of a storage building for household goods. The existing storage building is 9 stories (120 feet tall), totals 96,335 square feet of floor area, and provides 28 surface parking spaces for automobiles. The proposed new building will total 8 stories (130 feet tall); contain up to 229,741 square feet of floor area; and provide 40 automobile and 121 bicycle spaces located within the ground level of the new building. In conjunction with the proposed construction, the project may involve the removal of up to three trees located within the public right-of-way.

REQUESTED ACTION(S):

The Deputy Advisory Agency will consider:

1. Pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2018-870-MND, Mitigation Monitoring Program, and all comments received; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, a Vesting Tentative Tract Map to allow for the merger and re-subdivision of four (4) lots into one (1).

The Zoning Administrator will consider:

3. Pursuant to LAMC Section 12.27, a Zone Variance to permit the continued use of a mini-warehouse (storage for household goods) in the MR1 Zone;

4. Pursuant to the LAMC Section 12.28, a Zoning Administrator Adjustment to permit a floor area increase of less than 20% and to permit a 0-foot front yard setback in lieu of the 15 feet required in the MR1 Zone;
5. Pursuant to LAMC Section 12.24-Y, a Director's Determination to permit a 10% parking reduction for a commercial or industrial building located not more than 1,500 feet from the portal of a fixed rail transit station; and
6. Pursuant to LAMC Section 16.05, Site Plan Review for a development that results in an increase of 50,000 gross square feet or more of nonresidential floor area.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas and Hearing Schedules are accessible online at planning.lacity.org. If this matter is before a Commission, please note that a Recommendation Report will be available on-line seven (7) days prior to the hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Recommendation Reports are hyperlinked to the case numbers on the agendas. **Please note that Recommendation Reports are not prepared for Hearing Officer or Zoning Administrator hearings.**

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 the hearing. Decision-makers such as Associate Zoning Administrators or Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

Matters before an Associate Zoning Administrator (AZA) or Hearing Officer: Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original** plus **(3) copies**, and follow the size guidelines above.

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. The hearing facility and its parking are wheelchair accessible. 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.