



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: 11004-11014 Santa Monica Boulevard

Case No. CPC-2020-380-DB-SIP
CEQA No. Exempt from CEQA per Senate Bill 35
Held By: Hearing Officer on behalf of the
City Planning Commission
Date: March 2, 2020
Time: 10:00 a.m.
Place: West LA Municipal Building
Second Floor Hearing Room
1645 Corinth Avenue
Los Angeles, CA 90025
Staff Contact: Elizabeth Gallardo, City Planner
200 N. Spring Street, Room 721
Los Angeles, CA 90012
elizabeth.gallardo@lacity.org
(213) 978-1297

Council District: 5 – Koretz
Related Cases: None
Plan Area West Los Angeles
Zone: C2-1VL-O
Plan Overlay: West Los Angeles Transportation Improvement and
Mitigation
Land Use: General Commercial
Applicant: Weingart Center Association
Representative: Jessica Hencier,
Craig Lawson & Co., LLC

PROPOSED PROJECT:

The project is the construction, use, and maintenance of a 5-story, 73-foot, 9-inch tall residential permanent supportive housing building comprised of 51 dwelling units (100% affordable, exclusive of one market-rate manager's unit, including 40 Low Income and 10 Moderate Income units) with on-site supportive services. The project will provide six (6) parking spaces at grade level, and will provide 42 long-term and 4 short-term bicycle parking spaces. The project will be 34,616 square feet in floor area with a Floor Area Ratio ("FAR") of 3.4:1. The project will provide thirteen (13) trees on site. The site currently serves as surface parking, with nine (9) trees on the subject site and right-of-way.

REQUESTED ACTION(S):

1. Pursuant to California Government Code ("Gov.") Section 65915, a ministerial review of a Density Bonus Compliance Review, for a supportive housing development project totaling 51 dwelling units, including 40 dwelling units (80% of total) for Low Income household occupancy and 10 dwelling units (20% of total) for Moderate Income household occupancy for a period of 55 years, located within one-half mile of transit, the following are requested:
 - a. An 80% increase in density to 51 dwelling units in lieu of 28 units otherwise permitted by the C2-1VL-O Zone;
 - b. A height increase of up to three additional stories, or 33 feet, for a building height of 73 feet, 9 inches and 5 stories, in lieu of the 45 feet and 3 stories otherwise permitted by the C2-1VL-O Zone; and
 - c. No imposed minimum vehicular parking requirement, or zero (0) parking spaces in lieu of 32 parking spaces otherwise permitted by LAMC 12.21 and LAMC 12.22 A. 25.
2. Pursuant to California Government Code ("Gov.") Section 65915, a ministerial review of a Density Bonus Compliance Review, the following four (4) Off-Menu Incentives are requested:
 - a. A 3.4:1 FAR in lieu of the otherwise permitted 1.5:1 FAR for the C2-1VL-O Zone.
 - b. A 5-foot rear yard in lieu of the 15 foot rear yard otherwise required for a 5-story building in the C2-1VL-O Zone;

- c. A 5-foot southerly side yard in lieu of the 8 foot side yard otherwise required for a 5-story building in the C2-1VL-O Zone; and
 - d. A 25 percent reduction in required open space for 3,844 square feet of open space in lieu of 5,125 square feet otherwise required by LAMC Section 12.21 G.
3. Pursuant to LAMC Section 12.22 A.25(g)(3), the Applicant requests the following Waiver of Development Standards:
 - a. A 5-foot northerly side yard in lieu of the 8 foot side yard otherwise required for a 5-story building in the C2-1VL-O Zone.
 4. Pursuant to California Government Code ("Gov.") Section 65913.4, a ministerial review of a Streamlined Infill Project that satisfies all of the objective planning standards of Gov. Section 65913.4(a) and is therefore subject to the streamlined, ministerial approval process provided by Gov. Section 65913.4(b) and (c).
 5. Pursuant to Gov. Section 65913.4 and Public Resources Code Section 21080(b)(1), determine based on the whole of the record, that the Streamlined Infill Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.

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.**

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

REQUIREMENTS FOR SUBMISSION OF MATERIALS – Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must 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.

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.