



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
City Hall 200 North Spring Street Los Angeles CA 90012  
**NOTICE OF PUBLIC HEARING**

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 participation in the hearing is optional.**

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

**Project Site:** 9702-9800 South Grape Street, (Jordan Downs)

**Case No.:** VTT-82619  
**CEQA No.:** ENV-2010-32-EIR  
**Hearing Held By:** Deputy Advisory Agency

**Date:** Wednesday, January 6th, 2021  
**Time:** 10:30 AM

**Place:** In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Public Hearing will be conducted remotely at the following link:  
<https://planning-lacity-org.zoom.us/j/83828617503>

**Meeting ID:** 838 2861 7503  
**Passcode:** 392288

Participants may also dial by phone:  
**(213) 338-8477 or (669) 900-9128**  
When prompted, enter the Meeting ID of:  
**838 2861 7503#**

**Council No:** CD 15 – Buscaino  
**Related Cases:** None  
**Plan Area** Southeast Los Angeles

**Zone:** R3(UV), RAS3(UV), OS(UV)  
**Plan Overlay:** Jordan Downs Urban Village Specific Plan

**Applicant:** Housing Authority of the City of Los Angeles

**Representative:** Van Scott, Bridge Housing Debra Schales, Fuscoe Engineering

**Staff Contact:** Jeanalee Obergfell, City Planning Associate  
200 North Spring Street, Room 721  
Los Angeles, CA, 90012  
[Jeanalee.obergfell@lacity.org](mailto:Jeanalee.obergfell@lacity.org)  
(213) 978-0092

**PROPOSED PROJECT:**

The proposed project involves a request for the merger and resubdivision of approximately 20.952 gross acres to create nineteen (19) lots and the construction, use and maintenance of approximately 661 multi-family residential units, 603 parking spaces, and approximately 1.602 acres of open space. The map includes a request involving easements, private streets, partial street abandonment of 97<sup>th</sup> Street, and partial dedication of Grape Street. The proposed map consists of the area within the Jordan Downs Urban Village Specific Plan generally located south of 97<sup>th</sup> Street, east of Grape Street, west of Laurel Street and north of Century Boulevard. The build-out is proposed to occur in 7 phases and the tentative tract map described phases will each be recorded independently. The phased development and build out is required to preserve housing for existing Jordan Downs residents while new replacement housing is being built. The subject site is currently developed with 255 public housing units in 37 structures. The proposed project would demolish all existing structures and remove 119 non-protected trees located on-site and 2 protected trees located off-site.

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

[planning4la.org](http://planning4la.org)

## REQUESTED ACTION(S):

1. Pursuant to California Environmental Quality Act ("CEQA") Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2010-32-EIR and Addendum, certified on April 17, 2013 and no subsequent EIR, negative declaration, or addendum is required for approval of the project.
2. Pursuant to Los Angeles Municipal Code ("LAMC") Section 17.03, a Vesting Tentative Tract Map request for the merger and resubdivision of approximately 20.952 gross acres into 19 lots consistent with the Jordan Downs Urban Village Specific Plan in 7 phases.

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## GENERAL INFORMATION

**FILE REVIEW** - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before the hearing.**

**DIVISION OF LAND (DOL)** – Please note that the staff report will be available online five (5) days prior to the public hearing and will be accessible at <https://planning.lacity.org/about/commissions-boards-hearings>. Staff Reports are hyperlinked to the case numbers on the hearing agenda.

**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. 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 or during the hearing via email or by U.S. mail to the staff identified on the front of this notice. 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. 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](mailto: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.

## NOTIFICATION REQUIREMENT

TO OWNERS:	AND OCCUPANTS:	AND INTERESTED PARTIES
Within a 500-foot Radius	Within a 500-foot Radius	<input checked="" type="checkbox"/>

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