



Department of City Planning  
P.O. Box 6069  
Sherman Oaks, CA 91413

# Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知  
Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր

311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



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Traducción  
번역 • 翻译  
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Thursday, August 25, 2022  
10:30 a.m.

An Adaptive Reuse, subdivision, and change of use of an existing office building into 65 residential condominium units and one commercial condominium above one existing subterranean level.

### Project Located at:

4652-4680 W. Wilshire Boulevard, 706 & 720 S. Rimpau Blvd, 715-727 Mullen Avenue

### Hearing Conducted by:

Deputy Advisory Agency and Zoning Administrator

Due to concerns over COVID-19, this public hearing will be conducted entirely telephonically by Zoom (<https://zoom.us/>) and will allow for remote public comment.

### Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477  
When prompted, enter the Meeting ID: 827 2155 2926 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/82721552926>  
Enter Meeting ID: 82721552926 and Passcode: 356771

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press \*9 (Phone) to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours before the meeting at [planning4la.org/hearings](http://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

### Project Address

4652-4680 W. Wilshire Boulevard, 706 & 720 S. Rimpau Blvd, 715, 716, 717, 722, 723, 726, 727 Mullen Avenue

Sitio de Proyecto  
프로젝트 주소 • 項目地址  
Address ng Proyekto  
ծրագրի Հասցե

### Proposed Project

Proyecto Propuesto  
프로젝트 제안 • 擬議項目  
Iminungkahing Proyekto  
Առաջարկվող ծրագիր

The proposed project is an Adaptive Reuse, subdivision, and change of use of the existing Farmers Building's offices into 65 residential condominium units and one (1) approximately 62,152 square-foot commercial condominium above a one-level subterranean parking garage. The existing façade of the Farmers Building will be maintained and no additional floor area is proposed. The project will provide 150 vehicular parking spaces located within the one-level subterranean parking garage and existing surface parking lot. The project proposes the removal of 15 non-protected on-site trees and proposes to provide a total of 65 trees on site.

## Actions Requested

Acciones solicitadas • 요청된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Deputy Advisory Agency and Zoning Administrator will consider:

1. The Deputy Advisory Agency and Zoning Administrator shall consider an Exemption from CEQA pursuant to CEQA Guidelines Section 15332, Class 32 that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code Section 17.15, a Vesting Tentative Tract Map for the merger and resubdivision of eight (8) existing lots into 65 residential condominium units and 1 commercial condominium unit, located in the CR(PKM)-1 and RD3-1 Zones;
3. Pursuant to Los Angeles Municipal Code (LAMC) Sections 11.5.7 C and 16.50, a Project Permit Compliance Review and Design Review for a Project located in the Park Mile Specific Plan;
4. Pursuant to LAMC Section 12.24 X.27, a Zoning Administrator's Determination, to allow the continuation of a nonconforming commercial use of a building or structure in an R Zone beyond the discontinuance date set forth in LAMC Section 12.23.B.2; and,
5. Pursuant to LAMC Section 12.24.X.1, an Adaptive Reuse Project in the C Zone outside of the Downtown Project Area authorized by the Zoning Administrator: a) Density Incentive Per LAMC Section 12.22.A.26(h)(2), b) Parking Incentive Per LAMC Section 12.22.A.26(h)(3), c) Existing Height Exception per LAMC Section 12.22.A.26(j)(2); and d) Observed Yard Exception per LAMC Section 12.22.A.26(j)(3).

## Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

### Case Number(s):

ZA-2019-2192-ZAD-DRB-SPP, VTT No. 73895

### Environmental Case Number(s):

ENV-2019-2193-CE

### Related Case Number(s):

### Overlay(s):

Park Mile Specific Plan

### Zone:

CR(PKM)-1 and RD3-1

### Land Use Designation:

General Commercial  
Low Medium II Residential

### Community Plan Area:

Wilshire Community Plan

### Council District:

5 - Koretz

### Assigned Staff Contact Information:

Chi Dang, City Planner  
chi.dang@lacity.org  
(213) 978-1307  
200 N. Spring St., Room 621  
Los Angeles, CA 90012

### Applicant:

Mullen Wilshire Blvd. (LA) Owner, LLC

### Representative:

Michael Gonzales, Gonzales Law Group APC

## Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知  
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 100 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

**General Information** - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

**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.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation 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.

