

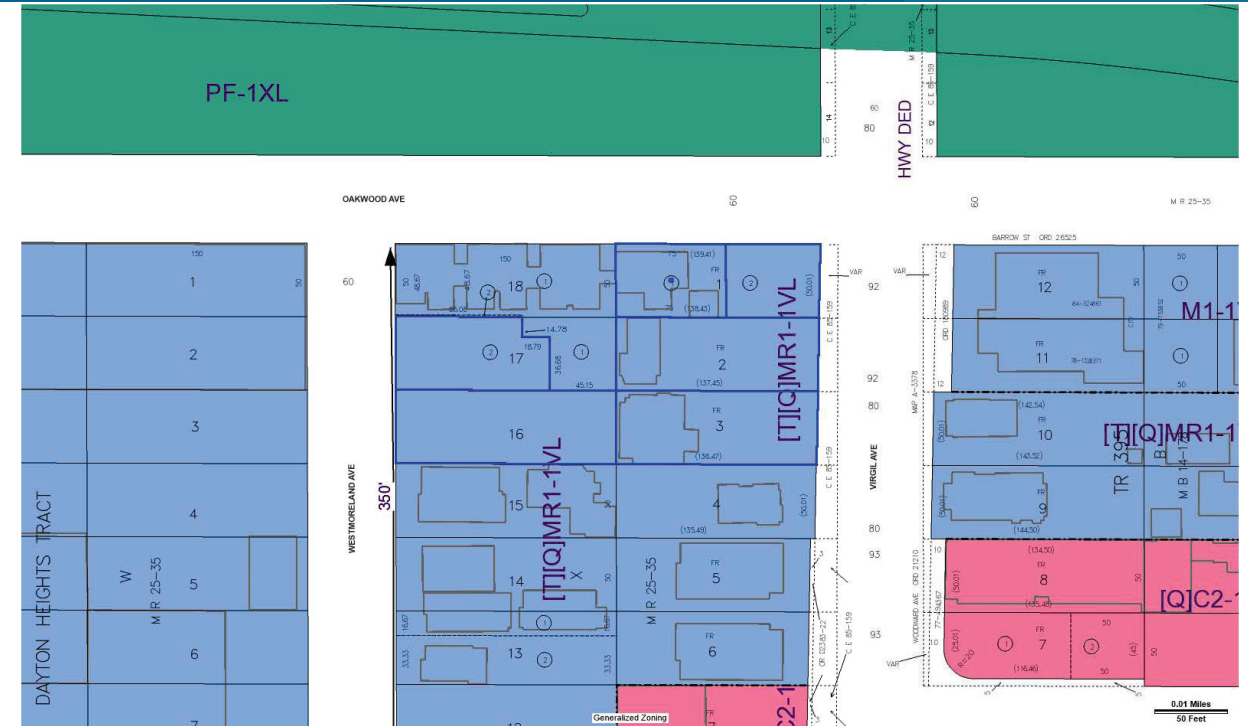


Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

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



Notice of Public Hearing

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



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



Wednesday, May 31, 2023
9:30 a.m.

The demolition of three single-family dwellings and the construction, use, and maintenance of a three (3)-story, 57,114 square-foot storage building.

Project Located at:

339 North Virgil Avenue

Hearing Conducted by:

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: 843 0656 5108 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/84306565108>
Enter Meeting ID: 843 0656 5108 and Passcode: 374641

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. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Address

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

339 North Virgil Avenue
(339-343 North Virgil Avenue, 332-338 North Westmoreland Avenue)

Proposed Project

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

The demolition of three single-family dwellings and the construction, use and maintenance of a three (3)-story, 57,114 square-foot (181,430 gross square-foot), storage building for household goods within Subarea D (Light Industrial / Commercial) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The project proposes a maximum Floor Area Ratio (FAR) of 1.714:1. The building will be designed as a structure above one (1) podium parking level at grade and three (3) parking levels located below grade.

Actions Requested

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

The Zoning Administrator will consider:

- 1. An Exemption from CEQA pursuant to CEQA Guidelines Section 15332 (Class 32) and 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 the Los Angeles Municipal Code (LAMC) Section 12.24 W.50, a Conditional Use to permit a storage building for household goods in Subarea D (Light Industrial / Commercial) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan, which limits uses to those permitted in the CM Zone per Section 12.17.1 of the LAMC, except hotel, motel, apartment hotel, and residential uses
- 3. Pursuant to LAMC Section 11.5.7 C. and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan, Ordinance No. 186,735, a Project Permit Compliance Review for the demolition of three single-family dwellings and the construction, use, and maintenance of a three (3)-story, 57,114 square-foot (181,430 gross square-foot) storage building for household goods within Subarea D (Light Industrial / Commercial) of the Vermont/Western SNAP Specific Plan.
- 4. Pursuant to LAMC Section 11.5.7 C. and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan, Ordinance No. 186,735, a Project Permit Compliance Review for a 15% increase in the allowable Floor Area Ratio (FAR) per Section 6.K.3 of the Vermont/Western SNAP Specific Plan for a project site combining six (6) lots with a total lot area of 33,330 square feet
- 5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which results in 50,000 gross square feet of non-residential floor area.

Case Information

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

Case Number(s): ZA-2022-5562-CU-SPP-SPR	Environmental Case Number(s): ENV-2022-5563-CE
Related Case Number(s): N/A	Overlay(s): Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan - Subarea D
Zone: [T][Q]MR1-1VL	Community Plan Area: Wilshire
Land Use Designation: Limited Manufacturing	
Council District: 13 - Soto-Martinez	Assigned Staff Contact Information: Danalynn Dominguez, City Planner danalynn.dominguez@lacity.org (213) 978-1340 200 N. Spring Street, Room 621 Los Angeles, CA 90012
Applicant: Commonwealth Virgil LLC	
Representative: Sara Houghton, three6ixty	

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 500 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 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 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.

