



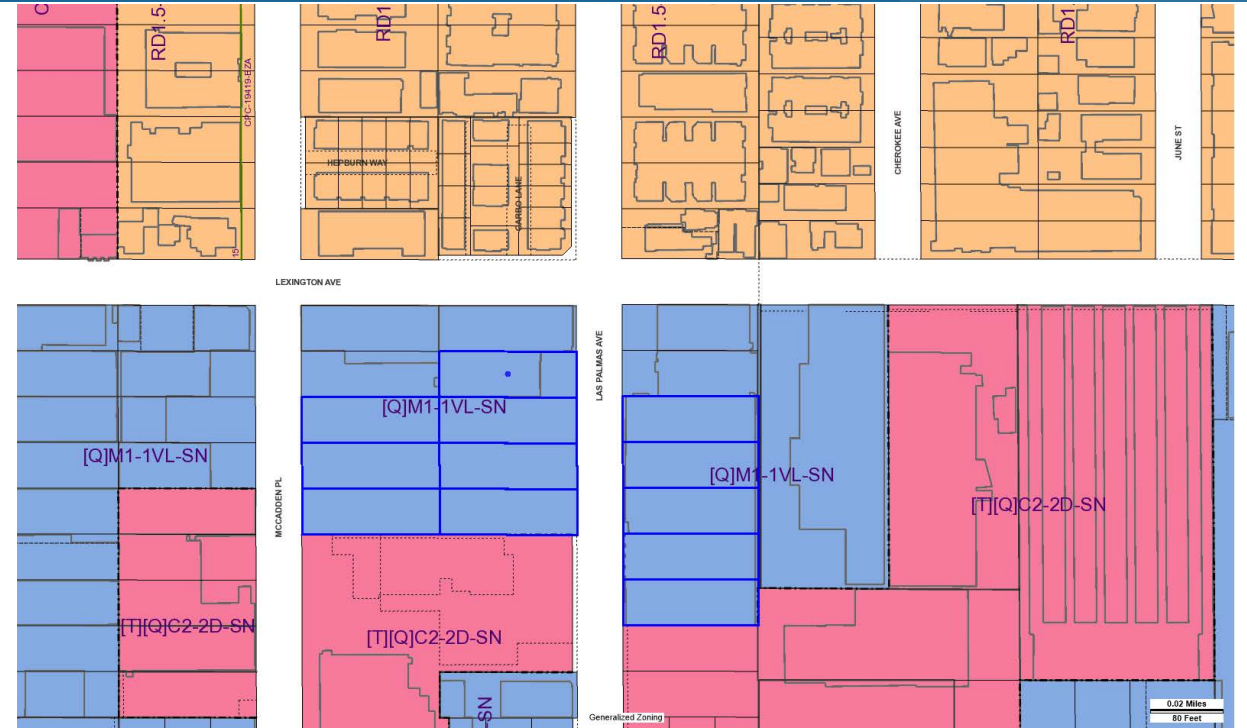
Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

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



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Wednesday, June 28, 2023
9:00 a.m.

For the construction of a new office building and the renovation and change of use of an existing manufacturing building to offices.

Project Located at:

1128-1146; 1139-1155 North Las Palmas Avenue

Hearing Conducted by:

Associate Zoning Administrator

Due to COVID-19 and continued concerns that meeting in person would present imminent risks to the health and safety of the attendees, this meeting will be conducted via telephone and/or videoconference. It is further noted that the Office of Zoning Administration hearings are not subject to the Brown Act and thus, not subject to provisions of AB 361.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: **813 2968 5295 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/81329685295>
Enter Meeting ID: 813 2968 5295 and Passcode: 946074

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

1128-1146 North Las Palmas Avenue, 1139-1155 North Las Palmas Avenue, and 1138-1150 North McCadden Place, 90038

Proposed Project

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

The proposed project would demolish an existing 45,000-square foot parking lot and construct a three (3)-story, 45 feet in height, 80,987-square foot office building with three (3) levels of subterranean parking on an 89,752-square foot site. The project would also renovate an existing building on-site, construct an approximately 695-square foot retail and office addition at the ground level, and change this building's existing use from manufacturing to office and retail space. It would also retain four (4) existing buildings and include minor interior renovations of these buildings. The project proposes a total of 213 vehicular parking spaces and 26 bicycle parking spaces. In total, the proposed project would provide 81,682 square feet of new development with 41,728 square feet of existing floor area to remain, for a total of 123,410 square feet and a Floor Area Ratio of approximately 1.38:1. The project also proposes to cut and export 51,800 cubic yards of soil from the site; no import or fill is proposed. The project proposes the removal and replacement of one (1) Street Tree at a 2:1 ratio and the removal of one (1) non-protected tree on-site.

Actions Requested

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

The Zoning Administrator will consider:

1. Pursuant to CEQA Guidelines, Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-10480-MND ("Mitigated Negative Declaration"), and all comments received.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.19, a Conditional Use to permit Floor Area Ratio averaging in a unified development in the [Q]M1-1VL-SN Zone.
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project that creates 50,000 square feet or more of commercial floor area in the [Q]M1-1VL-SN Zone.

Case Information

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

Case Number(s):

ZA-2021-10479-CU-SPR

Environmental Case Number(s):

ENV-2021-10480-MND

Related Case Number(s):

N/A

Overlay(s):

Hollywood Signage SUD

Zone:

[Q]M1-1VL-SN

Land Use Designation:

Limited Manufacturing

Community Plan Area:

Hollywood

Council District:

13 - Soto-Martinez

Assigned Staff Contact Information:

Dylan Lawrence, City Planning Associate
dylan.lawrence@lacity.org
213-978-1182
200 North Spring Street, Room 621
Los Angeles, CA 90012

Applicant:

Las Palmas Avenue Owner, LLC

Representative:

Kyndra Casper, DLA Piper LLP

Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 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.

