

Aviso de Audiencia Pública • 公開聴證會通知
 공청회통지 • Abiso ng Pagdinig sa Publiko
 Հանրային խումբների մասին ծանուցագիր

311 Իրադրւոն
번역 • 翻译
Pagsasalin
Թարգմանութիւն



The conversion of 45,682 square-feet of office space for the construction of 49 Joint Living and Work Quarter (JLWQ) live/work units.

Hearing Conducted by:
Associate Zoning Administrator

Options to Participate:
By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: **876 3430 7421** #

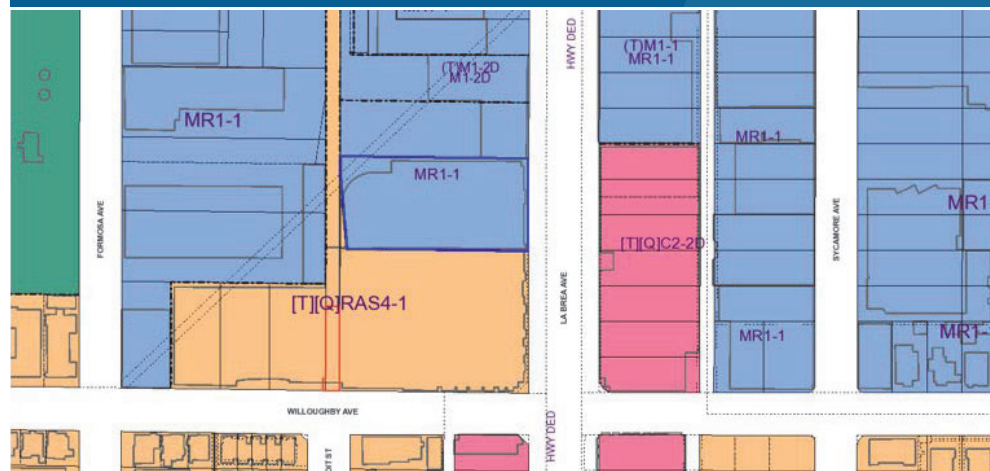
You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.

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.

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LOS ANGELES
CITY PLANNING



925 North La Brea Avenue, 90046

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address na Proyecto

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

The property is currently improved with an existing, six-story, 61,484 square-foot mixed use development consisting of three stories of creative office space over two levels of above grade parking and 15,802 square-feet of ground floor retail. The applicant proposes to convert the three stories of creative office space, consisting of 45,682 square-feet of floor area, into 49 Joint Live Work Quarter (JLWQ) Units. 49 parking spaces, located on the second and third floors of the existing structure, will be utilized for the JLWQ units. The existing retail uses on the ground floor will remain. Approximately 9,615 square-feet of open space will be provided on the fourth level, atop the parking podium.

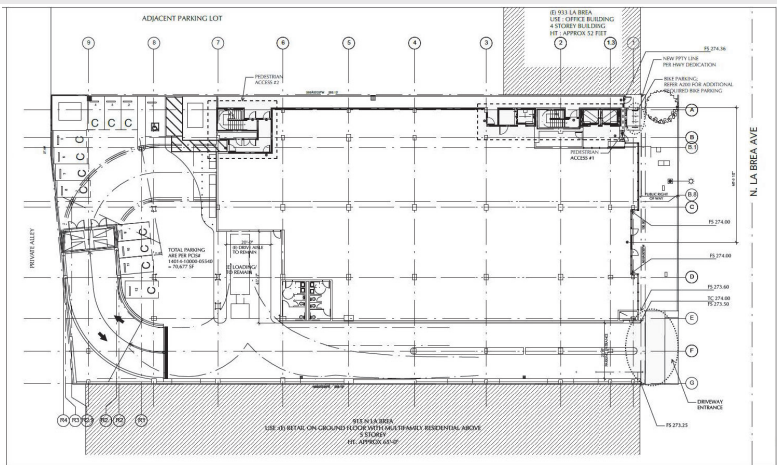
As part of the request, the applicant is requesting relief from the front yard requirements of the Municipal Code to maintain the existing 7'-8" front yard setbacks for the residential levels.

Actions Requested

Acciones solicitadas • 요청된 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 any exceptions contained in Section 15000.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites, or historic resources applies; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.13, a Zoning Administrator's Determination to permit the conversion of 45,682 square-feet of office space in an existing 61,484 square-foot mixed use building for the construction of 49 Joint Living and Work Quarter (JLWQ) live/work units for artists and artisans within the MR1 Zone; and
3. Pursuant to LAMC Section 12.24 X.13 (c)(1), a Zoning Administrator's Determination to permit a front yard setback of seven (7) feet and eight (8) inches, in lieu of the 15 feet otherwise required for the residential portions of a building in the MR1 Zone.



Case Information

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

Case Number(s):

ZA-2022-7683-ZAD-HCA

Environmental Case Number(s):

ENV-2022-7684-CE

Related Case Number(s):

N/A

Overlay(s):

None

Zone:

MR1-1

Land Use Designation:

Limited Manufacturing

Community Plan Area:

Hollywood

Council District:

5 - Yaroslavsky

Assigned Staff Contact Information:

Valentina Knox-Jones, City Planner
valentina.knox.jones@lacity.org
213-978-1741
200 N. Spring Street, Room 621
Los Angeles, CA 90021

Applicant:

925 North La Brea Owner, LLC

Representative:

Christopher Manasserian, Gonzales Law Group

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Մույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site abutting 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.