

HOLLY L. WOLCOTT
CITY CLERK

GREGORY R. ALLISON
EXECUTIVE OFFICER

When making inquiries relative to
this matter, please refer to the
Council File No.
15-0790

City of Los Angeles CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
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SHANNON HOPPES
DIVISION MANAGER

clerk.lacity.org

July 2, 2015
CD 13

NOTICE TO PROPERTY OWNERS/OCCUPANTS WITHIN A 500-FOOT RADIUS

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, July 28, 2015**, at approximately **2:30 p.m.**, or soon thereafter, in the Board of Public Works Edward R. Roybal Hearing Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012, to consider an Environmental Impact Report (EIR), Errata, Mitigation Monitoring Program, Statement of Overriding Considerations, and related California Environmental Quality Act findings, a report from the Los Angeles City Planning Commission (LACPC), and appeals filed by: 1) Charles J. Fisher; 2) Doug Haines on behalf of The La Mirada Avenue Neighborhood Association (Representative: Robert Silverstein, the Silverstein Law Firm); 3) William Zide; and 4) David Bell, from part of the determination of the LACPC in taking the actions below, for the proposed construction of a new 51 unit multi-family building with a maximum height of 45 feet, for property located at 1601-1605 North Hobart Boulevard and 1600-1608 North Serrano Avenue. [At the ground level and above, the 51 unit project is designed as two residential buildings with a shared subterranean level of parking. The subterranean parking level would contain 56 parking stalls. The project would result in total of 54 dwelling units with approximately 46,353 square feet of floor area. All the proposed units would be reserved as affordable units excluding one unrestricted manager's unit.]

Actions Taken by LACPC

1. Approved the following one on-menu incentive, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(2), requested by the applicant for a project totaling 54 dwelling units, reserving 25 (46%) for Very Low Income household occupancy, reserving 16 (30%) for Low Income household occupancy and reserving 12 (22%) for Moderate Income household occupancy for a period of 55 years:

Averaging of density, open space, and parking over the entire site and permitting vehicular access from a less restrictive zone to a more restrictive zone.

2. Approved the following off-menu incentives, pursuant to LAMC Section 12.22 A.25(g)(3), requested by the applicant for a project totaling 54 dwelling units, reserving 25 (46%) for Very Low Income household occupancy, reserving 16 (30%) for Low Income household occupancy and reserving 12 (22%) for Moderate Income household occupancy for a period of 55 years:

- a. A Waiver of Development Standards to permit more than two lots in the Specific Plan Subarea A to be tied together and contain approximately 32,541 square feet of lot area in lieu of the maximum 15,000 square feet of combined lot area permitted by Section 7.A of the Station Neighborhood Area Plan (SNAP).
 - b. A Waiver of Development Standards to permit a building (on the Serrano Avenue lots) that is approximately 33 feet greater in height than the height of the shortest existing building on an adjacent lot where the maximum increase would otherwise permit a building that is 15 feet greater in height, and to permit rooftop structures to be setback less than 10 feet as otherwise required per Section 7.D of the SNAP. This would permit a maximum building height of 45 feet in lieu of the permitted 27 feet.
 - c. A Waiver of Development Standards in Section 7.1 of the Specific Plan and Section IV of the Development Standards and Design Guidelines as follows:
 - i. To permit the required common useable open space to maintain a 15 foot minimum dimension, in lieu of the minimum 20 foot dimension as required per Guideline Section IV.3 of the SNAP.
 - ii. To permit windows facing windows across property lines or facing private outdoor space of other residential units, as prohibited by Guideline Section IV. 14 of the SNAP.
 - d. A Waiver of Development Standards to permit an accessory use (open space) located in a more restrictive zone (R3 Zone) serving a main residential use located in a less restrictive zone ([Q]R4-2 Zone) as otherwise prohibited by LAMC Section 12.21 C.5(h).
 - e. A Waiver of Development Standards to permit a building (on the Hobart Boulevard lot) 45 feet in height in lieu of the 30 foot height maximum permitted in Height District 1XL.
3. Approved a Specific Plan Project Permit Compliance Review, pursuant to LAMC Section 11.5.7 C., with the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173749.
 4. Adopted the amended Findings and modified Conditions of Approval.
 5. Certified the Environmental Impact Report (EIR) No. ENV-2012-110-EIR and Errata (dated October 9, 2014 and October 25, 2013) for the above referenced project and adopted the proposed Mitigation Monitoring Program and the required findings for the adoption of the EIR and Statement of Overriding Considerations.
 6. Advised the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: William Harris, Hollywood Housing Corporation

Representative: Christopher Murray, Rosenheim and Associates, Inc.

Case No. CPC-2010-1554-DB-SPP

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012. In addition, you may wish to view the contents of Council file No. 15-0790 by visiting:

<http://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=15-0790>.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

Sharon Gin, Legislative Assistant
Planning and Land Use Management Committee
213-978-1074

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

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