

(When required)

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(2015.5 C.C.P.)

State of California )
County of Los Angeles ) ss

Notice Type: GPN - GOVERNMENT PUBLIC NOTICE

Ad Description:
15-0790

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the LOS ANGELES DAILY JOURNAL, a newspaper published in the English language in the city of LOS ANGELES, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 04/26/1954, Case No. 599,382. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

07/02/2015

Executed on: 07/02/2015
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Handwritten signature in blue ink.

Signature

NOTICE OF PUBLIC HEARING
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 IXL.
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?la=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.
HOLLY WOLCOTT, CITY CLERK of the City of Los Angeles
7/2/15

DJ-2768724#



C.F. 15-0790