

HOLLY L. WOLCOTT
CITY CLERK

City of Los Angeles
CALIFORNIA

OFFICE OF THE
CITY CLERK

SHANNON D. HOPPES
EXECUTIVE OFFICER

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information - (213) 978-1133
FAX: (213) 978-1040

When making inquiries relative
to this matter, please refer to
the Council File No. 16-1368-S2



BRIAN WALTERS
DIVISION MANAGER

clerk.lacity.org

ERIC GARCETTI
MAYOR

CPC-2015-896-GPA-VZC-HD-MCUP-ZV-DB-SPR
CD 5

December 16, 2016

NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, January 10, 2017**, 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 Environmental Impact Report and related California Environmental Quality Act (CEQA) findings, reports from the Mayor and Los Angeles City Planning Commission (LACPC); Resolution relative to a General Plan Amendment to the Wilshire Community Plan to change the land use designation of the subject property from Neighborhood Office Commercial to General Commercial, and to modify Footnote No. 5.1 of the Wilshire Community Plan Land Use map to permit a Height District of 2D with development limited to a maximum floor area ratio of 4 to 1; draft Ordinance effecting a Vesting Zone and Height District Change from C2-1VL-O to (T)(Q)C2-2D-O; and appeals filed by Beverly Wilshire Homes Association, Inc. (Representative: Sabrina D. Venskus, Esq., Venskus and Associates, A.P.C.), and Joseph Bourgeois, SoCal Environmental Justice Alliance (Representative: Gary Ho, Esq., Blum Collins, LLP, from the determination of the LACPC in approving the following:

- a) Finding, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in ENV-2015-897-EIR, SCH No. 2016011061 certified on November 10, 2016 (under related case VTT-74131-1A); and pursuant to CEQA Guidelines, Sections 15162 & 15164, no subsequent EIR or Addendum is required for the approval of the project;
- b) Master Conditional Use Permit to allow the on-site and off-site sale of a full line of alcoholic beverages in conjunction with a proposed grocery market and the on-site sale and consumption of a full line of alcoholic beverages in conjunction with a full service restaurant;
- c) Variance from the Los Angeles Municipal Code (LAMC) Section 12.21-A,16(E)(2)(iii) to allow alternative stall siting for long-term bicycle parking;
- d) On-Menu Density Bonus Incentive pursuant to LAMC Section 12.22-A,25(F)(4)(i) for a twenty percent increase in Floor Area Ratio (FAR) to permit a 4.8:1 FAR set forth in the proposed D limitation;
- e) Site Plan Review for a project that results in an increase of more than 50 dwelling units;

for a mixed-use development consisting of 145 residential units, with five percent of the permitted base density set aside for affordable housing (seven Very Low Income units), an additional seven units for Moderate Income households, 31,055 square feet of commercial uses consisting of a 27,685 square-foot grocery market and a 3,370 square-foot restaurant, with the height of the development being up to 240 feet on an approximately 1.15-acre site, including 362 total parking spaces for commercial and residential uses within two subterranean levels and three parking levels above the ground floor, including 299 bicycle parking spaces, with the project containing 294,294 square feet of floor area upon full build out, for the property located at 333 South La Cienega Boulevard, subject to modified Conditions of Approval.

Applicant: CRM Properties
Representative: George J. Mhlsten, Latham and Watkins LLP

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. 16-1368-S2 by visiting: <http://www.lacouncilfile.com>.

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

Sharon Dickinson, 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.