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Council and Public Services Division
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When making inquiries relative
to this matter, please refer to
the Council File No. 17-1394

DIR-2016-4880-DB
Council District 5

May 11, 2018

NOTICE TO APPELLANT(S), APPLICANT(S), AND INTERESTED PARTIES

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, May 22, 2018** at approximately **2:30 PM** or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Statutory Exemption pursuant to Public Resources Code Section 21155.1 as a Sustainable Communities Project, Categorical Exemption (CE) from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Sections 15304 and 15332, and City CEQA Guidelines Article III, Section 1, Class 4, Category 1, report from the Department of City Planning and an appeal filed by Palms Elementary Family Association, et al. (Representative: Olu K. Orange, Esq., Orange Law Offices, P.C.) from the Director's Determination in approving the CE (No. ENV-2016-4881-CE) for a Density Bonus and Affordable Housing Incentives, as requested by the applicant and subject to Conditions of Approval, for a project totaling 42 dwelling units, reserving 10 percent or four dwelling units, of the 38 total base dwelling units permitted on the site, for Very Low Income households occupancy for a period of 55 years, with the Density Bonus including a 32.5 percent increase in the allowable Floor Area Ratio (FAR) allowing a total FAR of 1.98:1 in lieu of the normal maximum of 1.5:1, for the properties located at 3558-3570 South Motor Avenue and 10313 West Tabor Street.

Applicant/Owner: Hiro Kobayashi, 3568 Motor LLC
Representative: Dana Sayles, Three6ixty

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 view the contents of Council file No. 17-1394 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
Deputy City Clerk, Planning and Land Use Management Committee
clerk.plumcommittee@lacity.org
(213) 978-1077

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