



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

To Owners:

☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants:

☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or Deputy Advisory Agency may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 1800 East 7th Street (1800-1810 E. 7th Street and 712 S. Decatur Street)

Case Nos.: CPC-2016-2683-GPA-VZC-HD-CUB-DB-SPR
VTT-74309
CEQA No.: ENV-2016-2684-MND
Hearing Held By: Deputy Advisory Agency and Hearing Officer
on behalf of the City Planning Commission
Date: January 24, 2018
Time 10:50 a.m.
Place: Los Angeles City Hall, Room 1070
200 N. Spring St. Los Angeles, CA 90012
(Please use the 201 N. Main Street
entrance)
Staff Contact: Michael Sin, City Planning Associate
200 N. Spring St., Room 621
Los Angeles, CA 90012
michael.sin@lacity.org
(213) 978-1345

Council No: 14 - Huizar
Related Case(s): None
Plan Area: Central City North
Zone: M3-1-RIO
Plan Overlay: None
Land Use: Heavy Manufacturing
Applicant: Elm Tree Investments L.P.
Representative: Alix Wisner,
Armbruster Goldsmith & Delvac
LLP

PROPOSED PROJECT:

The Proposed Project includes the demolition of an existing surface parking lot and the construction of an 85-foot tall, approximately 129,440 square-foot mixed use development consisting of 122 residential live/work units, 9,500 square feet of commercial space (including 3,245 square feet of retail space, 3,555 square feet of restaurant space, and 2,700 square feet of creative office space), 5,885 square feet of arts and production and other related amenity spaces for the use of residents living in the building, and 132 parking spaces in a two-level subterranean garage and ground-floor level parking area. The Project Site has an area of approximately 29,006 square feet (0.67 acre). The Applicant would provide a total of 14 Very Low Income Units (11 percent of the 122 units).

REQUESTED ACTION(S):

The Deputy Advisory Agency will consider:

1. Pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2684-MND ("Mitigated Negative Declaration"), and all comments received; and
2. Pursuant to LAMC Section 17.15, Vesting Tentative Tract Map No. 74309 for one ground lot and five airspace lots.

The Hearing Officer will consider:

3. Pursuant to City Charter Section 555 and the Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to amend the Central City North Community Plan to re-designate the subject property from Heavy Manufacturing to Regional Commercial General Plan Land Use;
4. Pursuant to LAMC Section 12.32 Q and F, a Vesting Zone and Height District Change from M3-1-RIO to C2-2D-RIO, with a D limitation of a 4.7:1 Floor Area Ratio;
5. Pursuant to Section 12.24 W.1, a Conditional Use to permit the sale of a full line of alcoholic beverages for on-site consumption within one restaurant;
6. Pursuant to LAMC Section 12.22 A.25(g)(2), the Applicant proposes to set aside 14 units, or 11 percent of the dwelling units as Restricted Affordable Units for Very Low Income households and requests one (1) on-menu incentive:
 - a. A 20 percent reduction in required on-site residential open space;
7. Pursuant to LAMC Section 12.22 A.25(g)(3), the Applicant requests two (2) off-menu incentives:
 - a. A waiver of development standard to permit a 5-foot side yard setback along the east property line of the building (in lieu of LAMC-required 10-foot setback) and 5-foot rear yard setback (in lieu of LAMC-required 19-foot setback) for the residential portions of the building;
 - b. A waiver of the requirements of LAMC Sections 12.21.A.16(e)(2)(iii)(a) and (b) to allow long-term bicycle parking for the residential units to be provided in the first and second levels of the underground parking garage in lieu of the parking garage level closest the ground floor and in lieu of the shortest walking distance to the nearest pedestrian entrance of the building; and
8. Pursuant to LAMC Section 16.05, Site Plan Review for a development project that results in an increase of 122 residential live/work units.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

DIVISION OF LAND – Please note that the Staff Report will be available on-line seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Staff Reports are hyperlinked to the case numbers on the hearing schedule.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

Regular Submissions - Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original** plus **(3) copies**, and follow the size guidelines above.

Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

Non-Complying Submissions - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral 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.