

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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: Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision is rendered.

Hearing By: Deputy Advisory Agency / Office Of
Zoning Administration
Date: Wednesday, April 16, 2014
Time: 9:30 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Theodore L. Irving, AICP
Phone No.: (213) 978-1366

Case No.: VTT-68095-M1
CEQA No.: ENV-2006-8931-MND-REC1
Incidental Cases: ZA-2013-
4157(ZV)(TDR)(SPR)
Related Cases: VTT-68095 and
ZA 2006-9296-ZV-ZAA-SPR
14
Council No.:
Plan Area: Central City
Specific Plan: None
Certified NC: Downtown Los Angeles
GPLU: High Density Residential
Zone: [Q]R5-4D-O

Applicant: M. Inc Holdings, Ltd
Representative: Jim Reis,
Craig Lawson and Company

PROJECT LOCATION: 1123,1127,1133, 1137, 1141, and 1143 South Hope Street

PROPOSED PROJECT: A 28-story, approximately 330'-5' in height, mixed-use hi-rise development consisting of 208 apartment units, three commercial condominium units (totaling 5,029 square feet commercial floor area) and 285 parking spaces in a two-level subterranean parking structure and a five-level above grade parking structure. The mixed use project will consist of 221,322 square feet of floor area on a 28,554 square-foot parcel in the [Q]R5-4D-O Zone. The project amenities will include 13,615 square feet of common outdoor space, which will feature a swimming pool and spa, a fitness room, library, meeting room, communal kitchen with amenities, a media room, as well as two bathrooms. The proposed project is providing 30,255 square feet of open space and providing 52 trees on site.

REQUESTED ACTION: The Deputy Advisory Agency will consider: Pursuant to L.A.M.C. Section 17.11 a modification of Vesting Tract Map No. 68095 for the merger and resubdivision four (4) lots into one (1) lot in the [Q]R5-4D-O Zone in order to construct a mixed use development consisting of 208 residential apartment units and 5,029 square feet of commercial floor

area into three commercial condominiums

The Office of Zoning Administration will consider:

- 1) Pursuant to L.A.M.C. Section 12.27 a zone variance request to deviate from the location and access standards for long-term bicycle parking in order to locate the long-term bicycle parking in the subterranean and above grade parking levels;
- 2) Pursuant to L.A.M.C. Section 14.5.7 a request for a transfer of less than 50,000 square feet of floor area;
- 3) Pursuant to L.A.M.C. Section 16.05, a Site Plan Review for a development that results in greater than 50 residential units.

Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Reconsideration (Addendum) of Mitigated Negative Declaration (MND) for the above referenced project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City 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 on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: Theodore L. Irving).

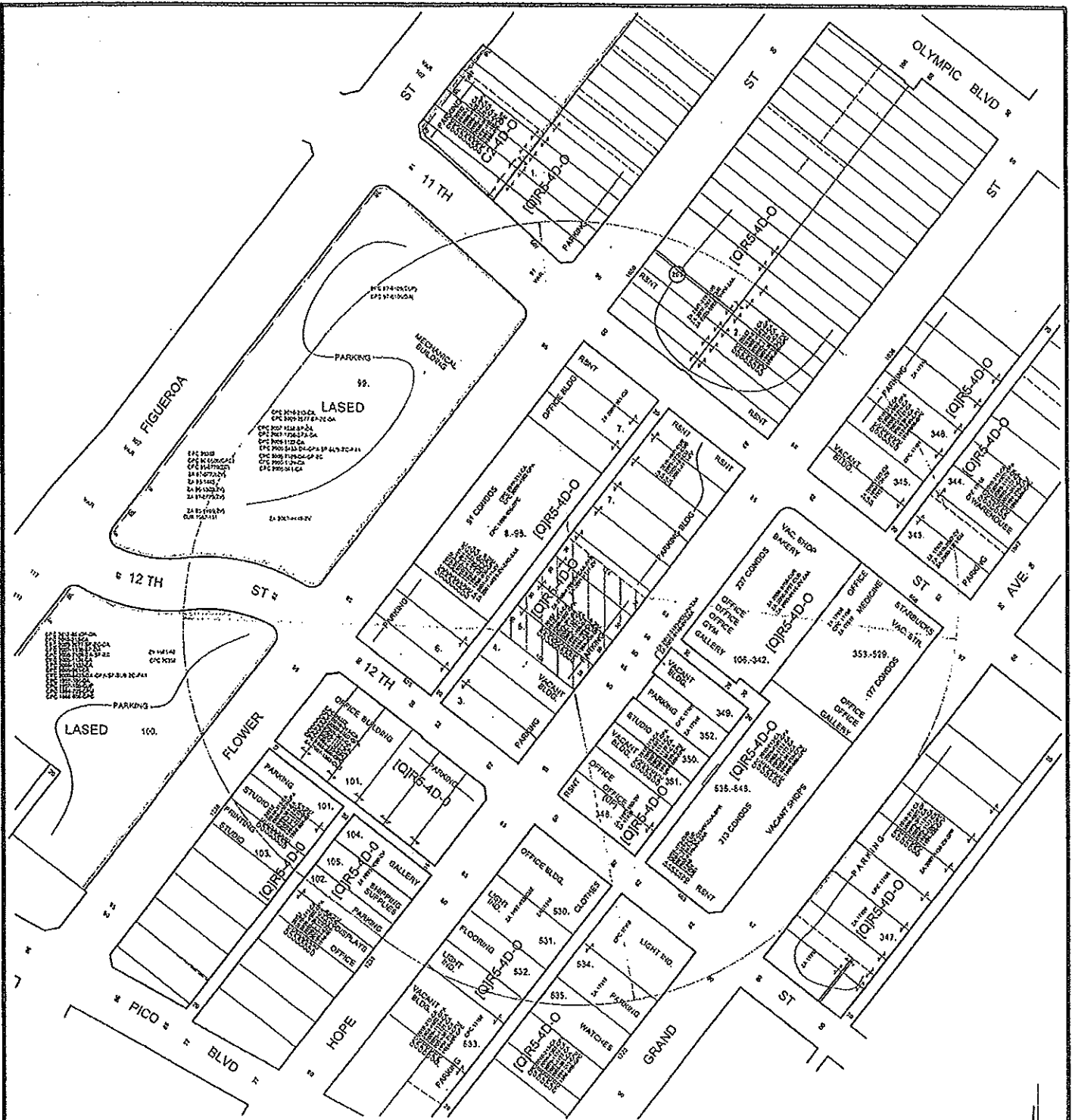
REVIEW OF FILE: VTT-68095-M1 and ZA-2013-4157(ZV)(TDR)(SPR), including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Theodore L. Irving at (213) 978-1366 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

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 auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1349



**SITE PLAN REVIEW
 MODIFICATION TO VESTING TENTATIVE TRACT MAP NO. 68095
 TRANSFER DEVELOPMENT RIGHTS
 RECONSIDERATION OF MND**

Zone Variance
ZA 2013-4157

C.D. 14
 C.T. 2079.00
 P.A. CENTRAL CITY

LEGAL: LOTS 4-6 & PORTION OF LOT 7, SPENCER'S SUBDIVISION OF BLOCK 80 ORD'S SURVEY, M.R. 5-277. (SEE APPLICATION)



GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850

CASE NO.
 DATE: 12-10-2013
 SCALE: 1" = 100'
 USES FIELD
 D.M. 127.5 A 207,
 126 A 207
 T.B. PAGE: 634 GRID: D-5

0.67 NET AC.