



DEPARTMENT OF CITY PLANNING
Community Planning Bureau

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500 FOOT RADIUS

CASE NO.'s CPC-2009-3488-DB-SPR
and ENV-2009-3489-MND

PLAN AREA: Silverlake-
Echo Park-Elysian Valley
COUNCIL DISTRICT: 13

This notice is to be sent to you because you own property or live near a site for which an action, as described below, has been initiated with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, speak, or submit written information relating to the environmental determination and to the proposed project.

PLACE: Los Angeles City Hall
200 North Spring Street
(Entrance on Main Street between Temple St. & 1st St.)
Tenth Floor, Room 1020

TIME: **Monday, November 22, 2010 at 11:00 a.m.**

APPLICANT: 2225 Sunset LLC & E.D. Flores Corp.

PROPERTY INVOLVED: 2223-2235 Sunset Boulevard and 2216-2218 Elsinore Street

STAFF CONTACT: Rogelio Flores, (213) 978-1478, or at rogelio.flores@lacity.org

PROPOSED PROJECT: A request for **the construction of an approximately 142,126 square foot mixed-use project consisting of 62 residential dwelling units in two buildings and about 9,997 square feet of commercial area and providing 113 parking spaces.** The project is located on multiple lots classified in the [Q]C2-1VL (commercial) and R3-1VL (multiple dwelling) zones with frontages on Sunset Blvd. and Elsinore Street.

REQUEST:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (MND) for the above referenced project.
2. Pursuant to Section 12.22 A 25 of the Municipal Code, in consideration of restricting 15% of the dwelling units as restricted affordable units (10 units), the applicant would utilize Parking Option Number 1 which permits a reduction in the residential parking requirements. Additionally, the applicant requests three Affordable **Housing Incentives** as follows:
 - a. Per 12.22 A.25 (f)(4) an "on-menu" incentive to grant a 35% Floor Area Ratio (FAR) increase. [Note the FAR is a multiplier applied to the total buildable area of a lot to determine the total permitted floor area of all buildings on a lot.]

- b. Per 12.22 A.25 (f)(8) an "on-menu" incentive to permit the averaging of FAR, density, parking or open space over the project site and to permit vehicular access from a less restrictive zone to a more restrictive zone.
 - c. Per 12.22 A 25 (g)(3) an "off-menu" modification of development standards contained in 12.21.1 to permit a 5-story (about 68 feet high) building located on a site which slopes from Elsinore Street to Sunset Boulevard.
3. Pursuant to Section 16.05 of the Municipal Code **Site Plan Review approval** for a development project which creates or results in an increase of 50 or more dwelling units.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The hearing will be conducted by a Hearing Officer who will consider all the testimony presented at that time and any written communication received prior to or at the hearing from affected and/or interested persons regarding this Project, as well as the merits of the application as it relates to existing environmental and land use regulations. The environmental document will be among the matters considered at the hearing. After the hearing the Hearing Officer will prepare a report, including a recommendation, which will be considered by the City Planning Commission at a later date.

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. Any written correspondence 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 COMMUNICATION: Written communications should cite the Case Number indicated at the top of this notice and may be mailed to the Attention of the Staff Contact identified above at the Los Angeles Department of City Planning, Community Planning Bureau, City Hall - Room 667, 200 North Spring Street, Los Angeles CA 90012.

REVIEW OF THE FILE: The complete file including application and an environmental assessment is available for public review at the Department of City Planning, City Hall - Room 667, 200 North Spring Street, Los Angeles CA 90012 between the hours of 8:00 AM to 5:00 PM, Monday through Friday. Please call the Staff Contact indicated at the top of this notice several days in advance to assure its availability. Case files will not be available for inspection on 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.*

