



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
CITY HALL 200 NORTH SPRING STREET ROOM 625 LOS ANGELES CA 90012

## NOTICE OF PUBLIC HEARING AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

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| <p><b>To Owners:</b></p> <p><input type="checkbox"/> Within a 100-Foot Radius</p> <p><input checked="" type="checkbox"/> Within a 500-Foot Radius</p> <p><input type="checkbox"/> Abutting a Proposed Development Site</p> | <p><b>And Occupants:</b></p> <p><input type="checkbox"/> Within a 100-Foot Radius</p> <p><input checked="" type="checkbox"/> Within a 500-Foot Radius</p> <p><input checked="" type="checkbox"/> Interested Parties/Others</p> |
| <p><b>And:</b></p>   |  |

### Public Hearing:

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 or are an interested party. 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 decision-maker 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.**

### Notice of Availability:

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared an Environmental Impact Report (EIR) for the proposed project, as described above, to assess potential environmental impacts. The EIR for the proposed project is comprised of two parts, the Draft EIR and the Final EIR. The Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of CEQA, from November 8, 2018 – December 26, 2018. The Final EIR for the proposed project is to be released on April 2, 2019 and includes responses to comments received during the public review period and includes text revisions to the Draft EIR in response to input received. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be included in the case file for the record and will be provided to the decision-maker for consideration. The EIR will be considered by the decision-maker for certification and action on the proposed project.

**Project Site:** 2110 and 2130 East Bay Street, 2141 East Sacramento Street, Los Angeles Ca, 90021: The approximately 1.78-acre project site is located in the Central City North Community Plan area, and is bounded by Bay Street on the north, Sacramento Street to the south, commercial use abutting the site to west and an alley to the west separates the site from other commercial uses. APNs include: 5166-005-005, 5166-005-014, and 5166-005-011.

<p><b>Case Nos.:</b></p> <p>VTT-74564 CPC-2016-3479 GPA-VZC-HD-SPR</p>	<p><b>Council No:</b></p> <p>14 – Huizar</p>
<p><b>CEQA No.:</b></p> <p>ENV-2016-3480-EIR</p>	<p><b>Related Case(s):</b></p> <p>None</p>
<p><b>Hearing Held By:</b></p> <p>Advisory Agency and Hearing Officer on behalf of the City Planning Commission</p>	<p><b>Plan Area:</b></p> <p>Central City North</p>
<p><b>Date:</b></p> <p>April 17, 2019</p>	<p><b>Existing Zone:</b></p> <p>M3-1-RIO</p>
<p><b>Time</b></p> <p>9:30 a.m.</p>	<p><b>Proposed Zone:</b></p> <p>CM-2-RIO</p>
<p><b>Place:</b></p> <p>Los Angeles City Hall 200 N. Spring St. Los Angeles, CA 90012 Room 1020 (Please use the 201 N. Main Street entrance)</p>	<p><b>Plan Overlay:</b></p> <p>None</p>
<p><b>Staff Contact:</b></p> <p>Sergio Ibarra, City Planner 221 North Figueroa St., Suite 1350</p>	<p><b>Existing Land Use:</b></p> <p>Heavy Industrial</p> <p><b>Proposed Land Use:</b></p> <p>Commercial Industrial</p> <p><b>Applicant:</b></p> <p>Bay Capital Fund, LLC</p> <p><b>Representative:</b></p> <p>Craig Lawson &amp; Co., LLC (Jim Ries)</p>

Los Angeles, CA 90012  
sergio.ibarra@lacity.org  
(213) 847-3633

## PROPOSED PROJECT:

The Project Site is currently developed with a surface parking lot, an open-air warehouse shed to be incorporated into the new development, and a 4,000 square foot manufacturing building to be demolished. The Project proposes a new residential and commercial development including 110 live/work units, including 11 restricted affordable units, and 113,350 square feet of creative office, 50,848 square feet of new commercial space (that may include retail and/or restaurant floor area) and 8,114 square feet of covered ancillary space. The Project would consist of three buildings built on top of three levels of subterranean parking containing 479 parking spaces. A 6-story office building would be located on the eastern half of the site while the remaining western half contains an approximately 30-foot tall existing shed that will be adaptively reused as part of the two-level retail component fronting Bay Street. An 11-story structure fronting Sacramento Street would contain the Live/Work Units. The maximum building height is 139 feet and its proposed 287,137 square feet of floor area generates a FAR of 3.9:1.

## REQUESTED ACTION(S):

The Deputy Advisory Agency will consider:

### ENV-2016-2849-EIR

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the Certification and Adoption of the Environmental Impact Report, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2016-3480-EIR (SCH No. 2017031007);

### VTT-74564

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, **Vesting Tentative Tract Map No. 74564** for the merger and subdivision of an approximately 1.78-acre site to create one master ground lot comprising the entire site.
  - a) Pursuant to LAMC Section 17.03 A, a request for an adjustment in density of less than 20% in the CM zone lot area requirements (1 unit per 800 square feet of lot area) to permit a density equal to one unit per 712 square feet of lot area (11%).

On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding:

### ENV-2016-3480-EIR:

1. The Hearing Officer will take testimony regarding the information contained in the **Environmental Impact Report** prepared for this project, which includes the ENV-2016-3480-EIR (SCH No. 2017031007); and

### CPC-2016-3479-GPA-VZC-HD-SPR:

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6, as authorized by the Los Angeles Charter Section 555, the Applicant requests approval of a **General Plan Amendment** to permit the construction of a new mixed use project containing a maximum of 110 Live/Work Units, 11% of the base density or 11 units would be set aside as Restricted Affordable units at a Very Low Income level, approximately 50,848 square feet of commercial (retail) space and 113,350 square feet of creative office space. The Amendments include:
  - a) To revise the land use designation in the Central City North Community Plan from Heavy Industrial to Commercial Industrial.
  - b) The deletion of Community Plan Footnotes 1 (Height District No. 1) and 6 (for properties designated on zoning maps as Height District Nos. 1, 1L, 1VL, or 1XL (or their equivalent), development exceeding a floor area ratio of 1:5:1 up to 3:1 may be permitted through a zone change height district change procedure, including an environmental clearance) from the Industrial land use category to accommodate a "2" Height District in the CM zone.
3. Pursuant to LAMC Section 12.32 F and Q, a **Vesting Zone and Height District change** from M3-1-RIO (Heavy Industrial Zone) to CM-2-RIO (Commercial Manufacturing Zone in Height District 2) to permit the construction of a new mixed use project containing a maximum of 110 Live/Work Units, 11% of the base density or 11 units would be set aside as Restricted Affordable units at a Very Low Income level, approximately 50,848 square feet of commercial (retail) space and 113,350 square feet of creative office space;

4. Pursuant to LAMC Section 16.05, **Site Plan Review** for a project that would result 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 environmental document (EIR) will be among the matters considered at the hearing. The decision-makers 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.

At the Hearing, the Advisory Agency may make a decision on the EIR and Vesting Tentative Tract Map components of the Project or may place the Tract Map under advisement. After the hearing, the Hearing Officer will prepare a report, including a recommendation, on the Vesting Zone and Height District Change, Conditional Use, and Site Plan Review components of the Project, which will be considered by the initial decision maker, the City Planning Commission. If you would like to be notified of the City Planning Commission meeting date, please contact the staff planner listed above to receive future notices or for a copy of the recommendation report, which is released approximately one week prior to the scheduled City Planning Commission meeting.

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

### GENERAL INFORMATION

**FILE REVIEW** - The complete file including the Final Environmental Impact Report (Final EIR) and the documents referenced in the EIR are 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.** The Final EIR is also available online at the Department of City Planning's website at <http://planning.lacity.org> (click on the "Environmental Review" tab on the left-hand side, then "Final EIR," and click on the project name); and copies are also available at the following Library Branches:

Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071

Chinatown Branch Library, 639 N. Hill Street, Los Angeles, CA 90012

Little Tokyo Branch Library, 203 S. Los Angeles Street, Los Angeles, CA 90012

Franklin Branch Library, 220 E. First Street, Los Angeles, CA 90033

**DIVISION OF LAND** – Please note that the Vesting Tentative Tract Map Staff Report will be available three days prior to the public hearing and will be accessible at [planning.lacity.org](http://planning.lacity.org), by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". 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, or at 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, Deputy Advisory Agency 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 agendized 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 auxiliary aids and/or services may be provided upon request. 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](mailto: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.