



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

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 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.**

Project Site: 713-717½ East 5th Street, Los Angeles, CA 90013

Case Nos. CPC-2017-420-GPAJ-VZCJ-HD-SPR  
CEQA No. ENV-2017-421-EIR (SCH No. 2018061005)  
Held By: City Planning Commission  
Date: August 8, 2019  
Time: after 8:30 A.M.  
Place: Los Angeles City Hall  
200 N. Spring Street  
Los Angeles, CA 90012  
City Council Chamber, Room 340  
(Please use the 201 N. Main Street entrance)  
Staff Contact: Polonia Majas  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
[Polonia.majas@lacity.org](mailto:Polonia.majas@lacity.org)  
(213) 847-3625

Council District: 14—Huizar  
Related Case(s): None  
Plan Area: Central City  
Existing Zone: M2-2D  
Proposed Zone: C2-4D  
Plan Overlay: None  
Existing Land Use: Light Industrial  
Proposed Land Use: Regional Commercial  
Applicant: Edward Hotel, LP  
c/o Skid Row Housing Trust  
Representative: Jim Ries  
Craig Lawson & Co., LLC

### PROPOSED PROJECT:

The Project proposes to develop a new residential building on a 5,506-square-foot site comprised of two parcels located at 713-717½ East 5th Street. The new eight-story building would include 51 residential units, which would consist of 50 Restricted Affordable Efficiency Dwelling units, with a minimum of 5 percent set aside for Extremely Low Income households and 11 percent for Very Low Income households, and one manager's unit. The 33,007-square-foot building would include 433 square feet of supportive service uses, as well as private bathrooms and showers within each dwelling unit. One surface parking space would be provided. To accommodate the new uses, the existing 14,475-square-foot residential building, which contains 46 Very Low Income single room occupancy (SRO) units and one manager's unit, would be demolished.

### REQUESTED ACTION(S):

1. The City Planning Commission shall consider the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2017-421-EIR (SCH No. 2018061005) dated December 2018, and the Final EIR, dated July 2019 (713 East 5th Street Project EIR), as well as the whole of the administrative record;

2. Pursuant to the Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to revise the land use designation in the Central City Community Plan from Light Industrial to Regional Commercial to permit the construction of a new affordable housing project and supportive services;
3. Pursuant to LAMC Section 12.32-F & 12.32-Q, a Vesting Zone Change and Height District Change from M2-2D to C2-4D;
4. Pursuant to LAMC Section 11.5.11 (e) and California Government Code 65915(k), the following incentives:
  - i. 2,562.5 square feet of open space (a 50 percent reduction in required open space) in lieu of the 5,125 square feet of open space required pursuant to LAMC Section 12.21 G;
  - ii. 7 trees (a 50 percent reduction in the number of required trees) in lieu of the 13 required pursuant to LAMC Section 12.21 G.
  - iii. No parking spaces shall be required for Restricted Affordable units set aside for Permanent Supportive housing.
5. Pursuant to LAMC Section 16.05, Site Plan Review for a residential building located within the Greater Downtown Housing Incentive Area.

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

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## GENERAL INFORMATION

**FILE REVIEW:** The complete file including the Final Environmental Impact Report (FEIR) or 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 FEIR can be accessed on the Planning Department website at: <https://planning.lacity.org> (At the bottom left of the page, click on "Environmental Review", then click on "Final EIR", then click on the Project title). Copies of the FEIR are also available at the following Library Branches:

- **Los Angeles Central Library**, 630 West Fifth Street, Los Angeles, CA 90071
- **Little Tokyo Branch Library**, 203 South Los Angeles Street, Los Angeles, CA 90012
- **Benjamin Franklin Branch Library**, 2200 East First Street, Los Angeles, CA 90033

The Recommendation Report(s) with exhibits will be available online no later than **seven (7) days** prior to the Commission Meeting and will be accessible online at [planning.lacity.org](http://planning.lacity.org) by selecting "Commissions & Hearings". Reports are hyperlinked to the case numbers included in the agendas.

**EIR CERTIFICATION:** An Environmental Impact Report (EIR) has been prepared for this 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. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 46-day public review period from December 20, 2018, to February 4, 2019. The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to input received on the Draft EIR. 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 provided to the City Planning Commission as part of the staff report for the project. The EIR will be submitted to the City Planning Commission and City Council for requested certification and action on the Project.

**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. Decision-makers, such as Associate Zoning Administrators, function in a quasi-judicial capacity and, therefore, cannot be contacted directly. 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:

**Initial Submissions:** Written materials not limited as to volume must be received no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and Commission ([cpc@lacity.org](mailto:cpc@lacity.org)) identified on this announcement. In addition, an original plus six (6) copies must be submitted to the Commission Office directly at 200 North Spring Street, Room 272, Los Angeles, CA 90012.

**Secondary Submissions:** All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than 48 hours before to the Commission Meeting. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on this announcement.

**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. All submissions within 48-hours of the meeting, including the day

of the meeting, must be a hard copy submission. Electronic submittals will not be accepted. 15 copies are required for the City Planning Commission.

**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.

**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](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.