



CITY PLANNING DEPARTMENT
Community Planning Bureau
NOTICE OF PUBLIC HEARING
TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500 FOOT RADIUS

**CASE NO.'s CPC-2007-5520-ZC-HD-SPR
and ENV-2006-8018-MND**

**PLAN AREA: CENTRAL CITY
COUNCIL DISTRICT: 9**

This notice is to inform you of a public hearing for **CPC-2007-5520-ZC-HD-SPR** and is being sent to you because you own property or reside near a site for which an action, as described below, has been initiated with the City Planning Department. 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, Room 1020
Los Angeles, CA 90012

TIME: **FRIDAY, JANUARY 23, 2009 AT 10:00 A.M.**

APPLICANT: Geoff Palmer, G.H. Palmer Associates

PROPERTY INVOLVED: 909 W. Temple Street

STAFF CONTACT: Kevin Jones (213) 978-1172; or at Kevin.Jones@lacity.org

PROPOSED PROJECT: **Construction of a 6-story (maximum 75 feet tall) mixed use project consisting of about 10,000 square feet of ground floor commercial retail area and approximately 670 market-rate residential apartments. The proposed project will provide a minimum of 1,067 parking spaces for residents, 163 guest parking spaces, and 34 parking spaces for the commercial use which will be provided in one level of at-grade parking and one level of subterranean parking.** The property consists of 31 lots totaling approximately 202,430 square feet which are grouped in three sites separated by Temple Street and Freemont Avenue (see attached map), currently developed with surface parking lots and vacant land. [Note: Tentative Tract Map 61754 was approved on July 19, 2005 for the reversion of acreage and merger of all existing lot lines and vacation of a portion of Freemont Avenue between Temple Street and the 101 (Hollywood) Freeway, resulting in one lot.]

- REQUEST:
1. Pursuant to Section 12.32 of the Municipal Code, a **Zone/Height District Change** from R4-2D (Multiple Dwelling Zone-Floor Area Ratio (FAR) 6:1 with Development Limitations), R4-4 (Multiple Dwelling Zone-FAR 13:1) and C4-2D (Commercial Zone-FAR 6:1 with Development Limitations) to C2-2 (Commercial Zone-FAR 6:1).
 2. Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review Approval** for a project that will 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 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 Los Angeles City Planning Department, Community Planning Bureau, City Hall - Room 621, 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 Los Angeles City Planning Department, Community Planning Bureau, City Hall - Room 621, 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.*