

(When required)

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(2015.5 C.C.P.)

State of California)
County of Los Angeles) ss

Notice Type: GPN - GOVERNMENT PUBLIC NOTICE

Ad Description:
23-0796

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the LOS ANGELES DAILY JOURNAL, a newspaper published in the English language in the city of LOS ANGELES, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 04/26/1954, Case No. 599,382. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

09/08/2023

Executed on: 09/08/2023
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

[Handwritten Signature]

Signature

NOTICE OF PUBLIC HEARING
You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in person on Tuesday, October 3, 2023 at approximately 2:00 P.M. or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15332, Class 32, and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC); and Appeals filed by 1) Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Richard Drury) and; 2) Lincoln Heights Preservation Coalition, from the determination of the LACPC in 1) approving a Conditional Use Permit, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), to allow a Density Bonus for housing development project in which the density increase is greater than the 35 percent permitted in LAMC Section 12.22 A.25; 2) approving On-Menu Incentives pursuant to LAMC Section 12.22 A.25: a) An On-Menu Incentive to permit a 22 percent increase in the allowable Floor Area Ratio (FAR) to allow a FAR of 3.67:1 in lieu of the 3.0:1 FAR permitted in the R3-1 Zone pursuant to LAMC Section 12.21.1 A.1; b) An On-Menu Incentive to permit the area of land required to be dedicated for street or alley purposes to be included as lot area for the purposes of calculating the maximum density permitted by the R3 Zone; c) an Off-Menu Incentive to permit decrease in residential automobile parking to allow the provision of 103 parking spaces, with 18 in tandem, in lieu of the 211 parking spaces required pursuant to LAMC Section 12.21 A.4; d) a Waiver of Development Standard to permit a 50 percent decrease in required east side yard setbacks to allow a five-foot side yard setback in lieu of the 10 feet required by the R3-1 Zone pursuant to LAMC Section 12.10 C.2; e) a Waiver of Development Standard to permit a 50 percent decrease in required west side yard setbacks to allow a five-foot side yard setback in lieu of the 10 feet required by the R3-1 Zone pursuant to LAMC Section 12.10 C.2; f) a Waiver of Development Standard to permit a 41-foot increase in building height to allow up to 86 feet in lieu of the maximum 45 feet allowed in the R3-1 Zone pursuant to LAMC Section 12.21.1; g) a Waiver of Development Standard to permit a 20 percent reduction in required open space to allow the provision of 15,480 square feet in lieu of the 19,350 square feet required pursuant to LAMC 12.21 G.2; h) a Waiver of Development Standard to permit 10 compact parking stalls and 93 standard parking stalls per dwelling unit minimum required pursuant to LAMC Section 12.21 A.5(c); 3) approving a Zoning Administrator's Adjustment, pursuant to LAMC Section 12.29, to allow a fence of up to 12 feet in height, in lieu of 3.5 feet in height, and raised grade to encroach into the front yard setback for the R3-1 Zone; and 4) approving a Site Plan Review, pursuant to LAMC Section 16.05, for a development project which creates, or results in an increase of more than 50

dwelling units; for the construction, use and maintenance of a new seven-story residential development with 184 residential units, including 47 Very Low Income units, above two levels of automobile parking under the Density Bonus program; for the properties located at 3601 - 3615 Mission Road and 2010 - 2036 Lincoln Park Avenue, subject to Conditions of Approval. Applicant: Shay Yadin, Lincoln Park Holdings, LLC. Representative: Brian Silveira, Brain Silveira & Associates. Case No. CPC-2022-6189-CU-DB-ZAA-SPR-HCA-1A. Environmental No. ENV-2022-6190-CE. Related Case No. CPC-2022-6189-CU-DB-ZAA-SPR-HCA. The audio for this meeting is broadcast live on the internet at: https://clerk.lacity.org/calendar. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels. Requests for reasonable modification or accommodation from individuals with disabilities consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: https://www.fcc.gov/consumers/guide/telecommunications-relay-services-irs. If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com. In addition, you may view the contents of Council file Nos. 23-0796 by visiting: http://www.lacouncilfile.com. Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints. HOLLY WOLCOTT, CITY CLERK of the City of Los Angeles 9/8/23

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