

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles CALIFORNIA



KAREN BASS
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information - (213) 978-1133
FAX: (213) 978-1079

PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

October 20, 2023

CPC-2022-6189-CU-DB-ZAA-SPR-HCA-1A
Council District 14

NOTICE TO APPELLANT(S), APPLICANT(S), AND INTERESTED PARTIES

You are hereby notified that the Los Angeles City Council will hold a public hearing in-person on **Tuesday, October 24, 2023** at approximately **10:00 A.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 from the California Environmental Quality Act (CEQA) pursuant to 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; and, 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; 3) approving a Zoning Administrator's Adjustment, pursuant to LAMC Section 12.28, 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.

Public comment for this public hearing will be taken in-person in the John Ferraro Council Chamber, and via teleconference. Members of the public wishing to offer public comment via teleconference should call (669) 254-5252 and use Meeting ID No. 160 535 8466, and then press #. Press # again when prompted for Participant ID. Once admitted into the meeting, press *9 to request to speak. An automated Zoom voice will ask the caller to press *6 to unmute when it is their turn to speak.

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-trs>.

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 No. **23-0796** by visiting: www.lacouncilfile.com.

Please be advised that the Los Angeles City Council reserves the right to continue this matter to a later date, subject to any time limit constraints.

Candy Rosales
Deputy City Clerk, Planning and Land Use Management Committee
clerk.plumcommittee@lacity.org
(213) 978-1078

Note: If you challenge this proposed 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 delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.