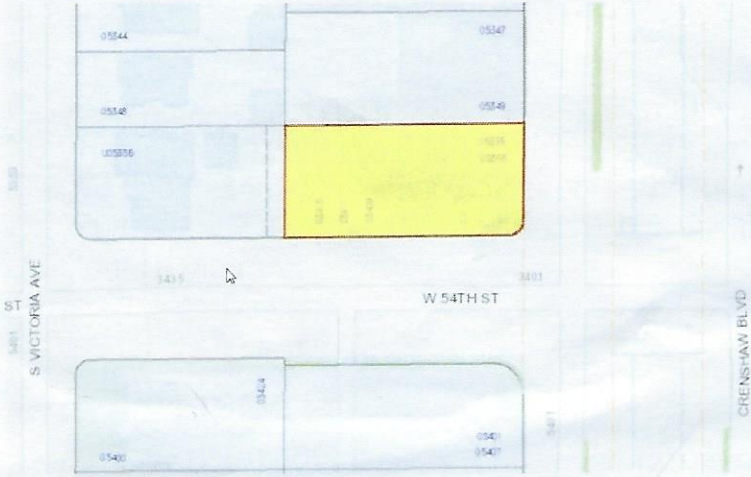


# Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր

☎ 311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



## Project Address

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

5355-5365 South Crenshaw Boulevard / 3409-3415 West 54th Street,  
Los Angeles, CA 90043

## Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The project is the construction of a new six-story, 73-foot 3-inch tall mixed-use building comprised of 48 dwelling units (including 6 Very Low Income units) and 2,084 square feet of ground floor retail. The project will be approximately 42,900 square feet in floor area with a Floor Area Ratio ("FAR") of 3.58:1. The project will provide 28 parking spaces with 8 parking spaces located at-grade and 20 parking spaces in a single subterranean parking level. The site is currently improved with a one-story commercial building which will be demolished for the project. There are no existing trees on site. The project will also involve grading and the export of approximately 3,100 cubic yards of soil.

## Actions Requested

Acciones solicitadas • 요청된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Hearing Officer on behalf of the City Planning Commission will consider;

1. Pursuant to California Environmental Quality Act ("CEQA") Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22 A.25, a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 48 units, reserving 6 units for Very Low Income Household occupancy for a period of 55 years, with the following requested Off-Menu Incentives and Waivers of Development Standards:
  - a. An increase in FAR for a maximum of 3.58:1 in lieu of 2:1;
  - b. A height increase to 73 feet 3 inches in lieu of 60 feet;
  - c. A 25% decrease in open space to allow 3,999 square feet of open space in lieu of the 5,050 square feet;
  - d. A Waiver to allow transitional height at a 45-degree angle measured 25 feet above grade in lieu of being measured at 15 feet above grade;
  - e. A Waiver to allow a 5-foot northerly side yard setback in lieu of the otherwise required 9 feet for a 6-story building;
  - f. A Waiver to allow a 5-foot southerly side yard setback in lieu of the otherwise required 9 feet for a 6-story building;
  - g. A Waiver to allow a 15 foot rear yard setback in lieu of the otherwise required 18 feet for a 6-story building;
3. Pursuant to LAMC Section 12.24.U.26, a Conditional Use Permit to allow a 58% increase in density;
4. Pursuant to LAMC Section 11.5.7.C and 16.50, a Project Permit Compliance and Design Review for the construction of a mixed-use development with 48 residential units and 2,084 square feet of ground floor commercial space with 28 parking spaces;
5. Pursuant to LAMC Section 12.31.I, a Waiver of Dedication and Improvement to **waive the requirement for a 3-foot wide strip of land along the property frontage to complete a 43-foot half right-of-way in accordance with Avenue II Street standards**, and any associated street improvements.

## Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

### Case Number(s):

CPC-2022-2792-CU-DB-DRB-SPP-WDI-HCA

### Environmental Case Number(s):

ENV-2022-2793-EAF

### Related Case Number(s):

N/A

### Overlays(s):

Crenshaw Corridor Specific Plan, Angeles  
Mesa Pedestrian Oriented Subarea F

### Zone:

C2-2D-SP

### Community Plan Area:

West Adams - Baldwin Hills - Leimert

### Land Use Designation:

Community Commercial

### Council District:

08 - Harris-Dawson

### Assigned Staff Contact Information:

Kyle Winston, City Planner  
kyle.winston@lacity.org  
213-978-1348  
200 N. Spring Street, Room 721  
Los Angeles, CA 90012

### Applicant:

5365 Crenshaw, LLC

### Representative:

Dana Sayles, three6ixty

## Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սոյն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

**General Information** - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

**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.

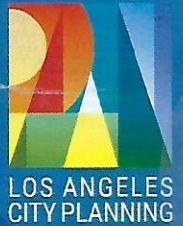
To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation 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.

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**Friday October 14, 2022**

10:00 a.m.

New Mixed-Use Development with 48 dwelling units and 2,084 square feet of ground floor commercial space and 28 parking spaces.

## Project Located at:

5365 South Crenshaw Boulevard

## Hearing Conducted by:

Hearing Officer

Due to concerns over COVID-19, this public hearing will be conducted entirely telephonically by Zoom (<https://zoom.us/>) and will allow for remote public comment.

### Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477  
When prompted, enter the Meeting ID: 878 0743 9573#

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/87807439573>  
Enter Meeting ID: 878 0743 9573 and Passcode: 103648

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press \*9 (Phone) to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours before the meeting at [planning4la.org/hearings](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.