

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

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: Others

CONCURRENT PUBLIC HEARING

This notice is sent to you because you own property or an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing By: Deputy Advisory Agency /
CPC Hearing Officer
Date: Wednesday, February 18, 2009
Time: 1:00 PM
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Sarah Rigamat / Jim Tokunaga
Phone No.: (213) 978-1382 / (213) 978-1309

Case No.: VTT-66144
CEQA No.: ENV-2007-2476-EIR
Incidental Cases: CPC 2007-2622-GPA-ZC-
HD-ZAD-SPR-PUB-PA1
Related Cases: None
Council No.: 5
Plan Area: West Los Angeles
Specific Plan: West Los Angeles
Transportation Improvement
and Mitigation Specific Plan
Certified NC: South Robertson
GPLU: Neighborhood Commercial &
Low Residential
Zone: C4-1VL-O & R1-1-O
Applicant: Simon Wiesenthal Center,
Inc. and Yeshiva of Los
Angeles-Susan Burden
Representative: Paul Garry, PSOMAS
(213) 223-1510

PROJECT LOCATION: 9760 & 9786 W. Pico Boulevard
1414, 1420, 1424 and 1399 Roxbury Drive

PROPOSED PROJECT: Expansion of the Museum of Tolerance by adding 20,809 square feet of floor area to the rear of the existing building and the incorporation of 7,153 square feet of a portion of the adjacent Yeshiva Boys High School of Los Angeles to the Museum. The combined floor area of the expanded Museum will be 97,439 square feet. The new addition will be constructed at the location of the existing outdoor plaza area situated at-grade within the southerly 100-feet of the Museum site. Similar to the existing Museum building, the addition will contain four stories in a stepped level design with a maximum height of 63-feet 8-inches at the highest point.

REQUESTED ACTION: Request to have all applications associated with 9760 and 9786 W. Pico Boulevard and 1414, 1420, 1424, and 1399 Roxbury Drive be scheduled, heard and decided upon by one designated decision maker per Los Angeles Municipal Code 12.36 D and E:

The Deputy Advisory Agency will consider:

Vesting Tentative Tract Map No. 66144 to permit a three-lot airspace subdivision including a master lot for the existing school building on a 59,336 square-foot (1.36 acres site), located at 9760 W. Pico Boulevard, within the C4-1VL-O and R1-1-O Zones. The Deputy Advisory Agency will also consider Certification of ENV 2007-2476-EIR as the Environmental Impact Report for the above referenced Project, Adoption of the Mitigation Monitoring Program, the required findings for the adoption of the EIR, and adoption of a Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may remain.

The Hearing Officer will consider:

For the Museum of Tolerance (9786 W. Pico Boulevard and 1414, 1420 and 1424 Roxbury Drive and for 1399 Roxbury Drive as specified):

1. Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the West Los Angeles Community Plan from Low Residential to Neighborhood Commercial for the three lots located at 1414, 1420, and 1424 Roxbury Drive; and a **Plan Amendment** to Footnote No. 1 to include institutional properties with a maximum floor area ratio of 2.9:1 at the southeast corner of Pico Boulevard and Roxbury Drive in the list of exceptions to Height District 1 with a Neighborhood Commercial designation.
2. Pursuant to Section 12.32 of the Municipal Code, a **Vesting Zone Change and Height District Change** from R1-1-O to (Q)C4-2D for lots located at 1414, 1420, and 1424 Roxbury Drive, and a **Vesting Zone Change and Height District Change** from C4-1VL-O to (Q)C4-2D at 9786 Pico Boulevard.
3. Pursuant to Section 12.24.L and M, a **Conditional Use Plan Approval** to modify previously imposed conditions by Case No. CPC-1986-015-CU to allow modifications including but not limited to additional floor area, development within a 100-foot setback, expanded hours of operation and third party event and to allow interim uses which would allow such expanded hours, expanded uses, and use of the Museum for third party events prior to the physical expansion of the Museum.
4. Pursuant to Section 12.24.X.20 of the Municipal Code, a **Zoning Administrator's Determination** to permit shared parking for additionally required museum parking to be located at an offsite existing commercial office building located at 1399 Roxbury Drive.
5. Pursuant to Section 12.24.X.22 of the Municipal Code, a **Zoning Administrator's Determination** to permit building heights varying from 39-feet 6-inches to 63-feet 8-inches in lieu of the transitional height limits established by Section 12.21.1.A.10 limiting height of buildings within 25 to 199-feet of residentially zoned properties.
6. Pursuant to Section 12.24.F of the Municipal Code, a **Conditional Use** to permit a maximum height of 63-feet 8-inches in lieu of the maximum permitted height of 45-feet in the C4-1VL-O portion of the site and 28-feet in the R1-1-O portion of the site, and to exceed the maximum floor area permitted in the current R1-1-O portion of the site.
7. Pursuant to Section 12.21.A.4(y) of the Municipal Code, **Reduced On-Site Parking with Remote Off-Site Parking** to reduce on-site parking requirements by three spaces Monday through Thursday from 7:00 AM to 7:00 PM and by 39 spaces on

Sundays from 7:00 AM to 7:00 PM in conjunction with the provision of off-street and transportation alternatives.

8. Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** for a project which results in a net increase of 1,000 or more average daily trips.

For 9760 W. Pico Boulevard

9. Pursuant to Section 14.00.A.3 of the Municipal Code, **Public Benefit Approval** for a museum use with **Alternative Compliance** measures pertaining to building height relative to adjoining properties (Performance Standard No. 3), building setbacks (Performance Standard No. 7), and parking requirements (Performance Standard No. 13).

For the entire Project

10. Pursuant to Section 65864-65869.5 of the California Government Code and City implementing procedures, a **Development Agreement** between Simon Wiesenthal Center, Inc. and the City of Los Angeles. The Development Agreement is intended to provide reasonable assurances to the Applicant with respect to their ability to implement proposed Project approvals while providing the City with Public Benefits. The term length for the proposed Development Agreement is 15 years.
11. Pursuant to Section 21082.1(C)(3) of the California Environmental Quality Act, **Certification of ENV 2007-2476-EIR** as the Environmental Impact Report for the above referenced Project, Adoption of the Mitigation Monitoring Program and the required findings for the adoption of the EIR, and adoption of a Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may remain.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

A Recommendation Report for the entitlements associated with this project will subsequently be prepared by the Department of City Planning, 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 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 communications for the cases may be mailed to the City of Los Angeles, Department of City Planning, Expedited Processing Section, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: SARAH RIGAMAT & JIM TOKUNAGA).

REVIEW OF FILE: VTT-66144, CPC 2007-2622-GPA-ZC-HD-ZAD-SPR-PUB-PA1, ZA-1999-279-CUZ-ZV-PA1, and CPC-1986-15-CU-PA1, including the application and an environmental assessment, are available for public inspection at this location between, the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday. Please call Sarah Rigamat (213) 978-1382 or Jim Tokunaga (213) 978-1309 several days in advance to assure that the files will be available. The files are not available for review 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.*

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 473-9984