

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2016-2658-VZC-HD-CU-MCUP-ZAD-SPR-1A VTT-74193-CN-2A	ENV-2016-1892-EIR (SCH. 2016071049)	9 - Price
PROJECT ADDRESS:		
3900 South Figueroa Street (3900-3972 South Figueroa Street; 3901-3969 South Flower Drive; 450 West 39th Street)		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Scott Gale Ventus Group <input type="checkbox"/> New/Changed	(949) 346-3318	sgale@ventusgroup.com
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Bill Delvac Armbruster Goldsmith & Delvac LLP	(310) 209-8800	bill@agd-landuse.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
1 - Jim Childs, West Adams Heritage Association 2 - Mitchel Tsai, SAJE	1 - 213-747-2526 2 - 213-745-9961	1 - Jeanjim2341@att.net 2 - cstrathmann@saje.net 2 mitch@mitchsailaw.com
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Milena Zasadzien	213-847-3636	Milena.zasadzien@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
<ul style="list-style-type: none"> - Certification Fig Project Environmental Impact Report (EIR) No. ENV-2016-1892-EIR and Errata, SCH. 2016071049 - Adoption of Statement of Overriding Considerations, Mitigation Monitoring Program, related California Environmental Quality (CEQA) findings - Vesting Zone Change and Height District Change from C2-1L and R4-1L to (T)(Q)C2-2D 		

FINAL ENTITLEMENTS NOT ADVANCING:**ITEMS APPEALED:**

Appeals filed by Jim Childs, West Adams Heritage Association and Mitchell M. Tsai on behalf of SAJE (Representative: Mitchell M. Tsai, Attorney at Law) from the determination of the LACPC in approving:

- a Vesting Tentative Tract Map for the merger and resubdivision of an approximately 4.4-acre (191,047 square-foot) site into one ground lot and eight commercial condominium lots for a mixed-use development and to vacate a portion of the existing right-of-way along Flower Drive, and a Haul Route for the export of 60,800 cubic-yards of soil
- A Conditional Use Permit for a hotel use in the C2 Zone within 500-feet of an R Zone;
- A Master Conditional Use Permit for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption at a maximum of six establishments, including hotel and restaurant uses;
- A Zoning Administrator's determination to allow building heights of up to 90-feet within 100 to 199-feet of the OS Zone;
- A Site Plan Review for a development project which creates over 50,000 square-feet of non-residential floor area and over 50 dwelling units for a proposed seven-story mixed-use development comprised of Hotel, Student Housing, and Mixed-Income components, within three separate buildings with a maximum building height of 83 Feet.

ATTACHMENTS:**REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- ☐ Letter of Determination
- ☐ Findings of Fact
- ☒ Staff Recommendation Report
- ☐ Conditions of Approval
- ☐ Ordinance
- ☐ Zone Change Map
- ☐ GPA Resolution
- ☐ Land Use Map
- ☐ Exhibit A - Site Plan
- ☐ Mailing List
- ☐ Land Use
- ☐ Other _____

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- ☐ Categorical Exemption
- ☐ Negative Declaration
- ☐ Mitigated Negative Declaration
- ☐ Environmental Impact Report
- ☐ Mitigation Monitoring Program
- ☐ Other _____

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NOTES / INSTRUCTION(S):**FISCAL IMPACT STATEMENT:**☐ Yes☒ No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- ☒ City Planning Commission (CPC)
- ☐ Cultural Heritage Commission (CHC)
- ☐ Central Area Planning Commission
- ☐ East LA Area Planning Commission
- ☐ Harbor Area Planning Commission

- ☐ North Valley Area Planning Commission
- ☐ South LA Area Planning Commission
- ☐ South Valley Area Planning Commission
- ☐ West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
February 14, 2019	6-1
LAST DAY TO APPEAL:	APPEALED:
April 5, 2019 (VTT case) April 15, 2019 (CPC case)	YES
TRANSMITTED BY:	TRANSMITTAL DATE: