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# City of Los Angeles CALIFORNIA



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CPC-2016-2658-VZC-HD-CU-MCUP-ZAD-SPR  
VTT-74193-2A  
Council District 13

April 26, 2019

## **NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, May 21, 2019** at approximately **2:30 PM** 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: Environmental Impact Report, Statement of Overriding Considerations, Mitigation Monitoring Program, Mitigation Measures, and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC), Draft Ordinance effectuating a Vesting Zone Change and Height District Change from C2-1L and R4-1L to (T)(Q)C2-2D, and appeals filed by Mitchell M. Tsai on behalf of Saje (Representative: Mitchell M. Tsai, Attorney at Law) and Jim Childs, West Adams Heritage Association; from the decision of the LACPC in approving:

- 1) A Conditional Use Permit for a hotel use in the C2 Zone within 500-feet of an R Zone;
- 2) 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;
- 3) A Zoning Administrator's determination to allow building heights of up to 90-feet within 100 to 199-feet of the OS Zone;
- 4) 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; and in sustaining
- 5) The determination of the Deputy Advisory Agency to approve a 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.

The Hotel Component will include up to 298 guest rooms, 15,335 square feet of retail and restaurant uses, 13,553 square feet of shared guest and public amenities, and 7,203 square feet of public meeting spaces, an including a basement level; the Student Housing Component will include up to 222 student housing units and 32,991 square feet of retail and restaurant uses; the Mixed-Income Housing Component will include up to 186 dwelling units (77 dwelling units reserved for Low Income households and 5 dwelling units reserved for Very Los Income households), 20,364 square feet of office, and 7,000 square feet of retail and restaurant uses; all three components will be served by a central eight-story above-ground parking structure, containing one subterranean parking level and a rooftop amenity level, with a maximum building height of up to 90 feet; resulting in up to 620,687 square feet of floor area, and a floor area ratio (FAR) of up to 3.25:1, including a commercial FAR of 0.50:1; and including the removal of eight multi-family residential buildings within the Flower Drive Historic District, the removal of surface parking areas, and the export of approximately 60,800 cubic yards of soil for the properties located at 3900 South Figueroa Street, 3900-3972 South Figueroa Street, 3901-3969 South Flower Drive, and 450 West 39th Street, subject to Conditions of Approval as modified by the LACPC.

Applicant: Scott Gale, Ventus Group

Representative: William F. Delvac, Armbruster Goldsmith & Delvac LLP

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. In addition, you may view the contents of Council file Nos. 19-0370-S1 and 19-0370 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.

**For inquiries about the project, contact City Planning staff:**

Milena Zasadzien (213) 847-3636 [milena.zasadzien@lacity.org](mailto:milena.zasadzien@lacity.org)

**For inquiries about the meeting, contact City Clerk staff:**

Rita Moreno (213) 978-1074 [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

Rita Moreno

Deputy City Clerk, Planning and Land Use Management Committee

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**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.