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October 4, 2019

CPC-2016-3990-GPA-VZC-HD-MCUP-SPR
Council District 14

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, October 29, 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: Mitigation Monitoring Program, and related California Environmental Quality Act findings; reports from the Los Angeles City Planning Commission (LACPC) and the Department of City Planning; Resolution for a General Plan Amendment to the Central City Community Plan to re-designate the Site from Light Industrial to Community Commercial land use; and remove Footnote No. 2 to allow for an Floor Area Ratio (FAR) increase to 3.9:1 in lieu of the 3:1 FAR otherwise permitted for Height District 2D and draft Ordinance effectuating a Vesting Zone Change and Height District Change from M2-2D to (T)(Q)C2-2D, and Appeals filed by the 1) Camille Stough for the Coalition for Responsible Equitable Economic Development (Representative: Camille Stough, Adams Broadwell Joseph Cardozo), and 2) Liza Brereton, Aids Helathcare Foudnaiton (Representative: Mitchell M. Tsai, Mitchell M. Tsai, Attorney at Law) from the determination of the LACPC approving the Master Conditional Use Permit to permit the on-site sales and consumption of alcoholic beverages at two restaurants and an event space, within the mixed-use building, and the Site Plan Review for a development project for a development project which creates 323 dwelling units, for the expansion and redevelopment of the existing Southern California Flower Market facility between Maple Avenue and Wall Street, south of 7th Street, and maintenance of the existing wholesale market, where the existing property consists of two buildings, the North Building (206,517 square feet) and the South Building (185,111 square feet), both of which include open rooftop parking, where the North Building and its rooftop parking will be maintained and renovated, while the South Building will be demolished in order to allow for the development of a new mixed-use building with one level of subterranean parking; additionally, the new mixed-use development will consist of wholesale trade, retail, restaurant, office, and residential uses, and the new South Building would be 15 stories (comprised of a 12-story residential tower, over three stories of office, retail, restaurant, wholesale flower market, and parking) and 205 feet in height, where the development program for both buildings would consist of 323 residential, of which 32 units will be set aside for Moderate Income households; 64,363 square feet of office space; 4,385 square feet of retail space; 63,785 square feet of wholesale space and storage; 13,420 square feet of food and beverage space; and, 21,295 square feet of event space (of which 6,700 square feet of interior floor area of Event Space and covered exterior areas of Event Deck, in conjunction with lobbies and other miscellaneous spaces which are part of the total commercial, retail, wholesale and restaurant areas,

comprise 10,226 square feet of building floor area), and the Flower Market would continue to operate in the existing North Building during and after the redevelopment, for the properties located at 709-765 South Wall Street, 306-326 East 7th Street, and 750-752 South Maple Avenue, subject to Modified Conditions of Approval. The project was assessed in the Southern California Flower Market Project Environmental Impact Report (EIR), No. ENV-2016-3991-EIR, State Clearinghouse (SCH) No. 2017051068, certified on August 8, 2019; and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.

Applicant: Scott Yamabe, Southern California Flower Growers, Inc.

Representative: Joel Miller, Gensler

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 at: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. 19-1048-S1 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:		
Mindy Nguyen	(213) 847-3674	courtney.shum@lacity.org
For inquiries about the meeting, contact City Clerk staff:		
Andrew Choi	(213) 978-1080	clerk.plumcommittee@lacity.org

Andrew Choi
Deputy City Clerk, Planning and Land Use Management Committee

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.