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CPC-2020-6192-GPAJ-VZCJ-HD-CU-MCUP-SPR-HCA-1A
ENV-2018-3986-SCEA-REC1
Council District 13

September 24, 2021

NOTICE TO APPELLANT(S), APPLICANT(S), AND INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing **telephonically** on **Tuesday, October 5, 2021** at approximately **2:00 P.M.**, or soon thereafter, to consider the following: Sustainable Communities Environmental Assessment (SCEA) No. ENV-2018-3986-SCEA, adopted on August 14, 2019; Addendum to a SCEA No. ENV-2018-3986-SCEA-REC1, dated February 2021; and related California Environmental Quality Act findings; reports from the Los Angeles City Planning Commission (LACPC) and Mayor, Resolution for a General Plan Amendment to the Wilshire Community Plan for a change in the land use designation of the project site from Community Commercial to Regional Commercial, a draft Ordinance effectuating a Vesting Zone Change and Height District Change from CR-1 and C2-1 to (T)(Q)C2-2D, along with the following three requested Developer Incentives: a) reduction in the required amount of Open Space by 25 percent, b) reduction in the amount of required Residential Parking to zero; and, c) reduction of required drive aisle width to 24 feet; and, an Appeal filed by TF Shatto Limited Partnership (Representatives: Timothy Moran, Irvine and Associates, Inc. and Ryan Leaderman, Holland and Knight, LLP) from the decision in part of the LACPC denying a Conditional Use Permit to permit a Transient Occupancy Residential Structure (TORS) containing 90 units within the project, consisting of all 54 co-living units and 36 standard apartment units on three levels above the co-living units for short-term or long-term occupancy; for a proposed project involving 440,442 square feet of floor area consisting of a 40-story, mixed-use high rise building with a maximum height of 483 feet, and the conversion of an existing 19,972 square-foot church building into restaurant uses; the project would demolish all other existing buildings onsite; the high-rise building would contain 367 residential dwelling units, including 11 percent of the total number of dwelling units as affordable housing (six percent for Very Low Income Household occupancy and five percent for Extremely Low Income Household occupancy) for a total of 42 affordable dwelling units; the total commercial square footage, inclusive of the re-purposed church building, would consist of 36,400 square feet of office and restaurant floor area; all restaurants seeking to utilize the requested Main Conditional Use Permit would have maximum hours of operation from 11:00 a.m. to 2:00 a.m., daily; the project proposes up to 470 automobile parking spaces in four levels of subterranean parking, 175 long-term bicycle parking spaces, 25 short-term bicycle parking spaces, and 33,169 square feet of credited open space; for the properties located at 514-550 South Shatto Place and 3119 West 6th Street, subject to Modified Conditions of Approval. **(The project was previously assessed in SCEA No. ENV-2018-3986-SCEA, adopted on August 14, 2019, and the Addendum to a SCEA No. ENV-2018-3986-SCEA-REC1, dated February 2021.)**

Applicant: TF Shatto Limited Partnership

Representative: Timothy Moran, Irvine and Associates, Inc. and Ryan Leaderman, Holland and Knight, LLP

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this Los Angeles City Council committee meeting will be conducted telephonically.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to telephone-in 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 through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **19-0392-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: Oliver Netburn (213) 978-1382 oliver.netburn@lacity.org
For inquiries about the meeting, contact City Clerk staff: Armando Bencomo (213) 978-1080 clerk.plumcommittee@lacity.org

Armando Bencomo
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.