

**PLANNING DEPARTMENT TRANSMITTAL  
TO THE CITY CLERK'S OFFICE (Form 21-1497-S1)**

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2016-3689-GPA-VZC-HD-MCUP-DB-SPR-1A	ENV-2016-3691-EIR	14 – de León
<b>PROJECT ADDRESS:</b>		
668-678 S. Mateo Street, 669-679 S. Imperial Street, Los Angeles, CA 90021		
<b>APPLICANT</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
District Centre, LP, & District Centre-GPA, LP  <input type="checkbox"/> <b>New/Changed</b>	213-229-9548	N/A
<b>APPLICANT'S REPRESENTATIVE</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Edgar Khalatian Mayer Brown, LLP	213-229-5163	EKhalatian@mayerbrown.com
<b>APPELLANT</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
CREED LA	650 589-1660	N/A
<b>APPELLANT'S REPRESENTATIVE</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Kendra Hartmann	650 589-1660 ext. 21	khartmann@adamsbroadwell.com
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Jivar Afshar	213-847-3630	Jivar.Afshar@lacity.org
<b>ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION</b>		
<ol style="list-style-type: none"> <li>1. A General Plan Amendment to the Central City North Community Plan to change the land use designation from Heavy Industrial to Regional Commercial; and</li> <li>2. A Vesting Zone and Height District Change from M3-1-RIO to (T)(Q)C2-2-RIO;</li> <li>3. A Main Conditional Use Permit for the onsite sale of a full-line of alcoholic beverages within four establishments; and</li> <li>4. A Site Plan Review for a project resulting in an increase of 50 or more dwelling units.</li> </ol>		

**FINAL ENTITLEMENTS NOT ADVANCING:**

1. A Density Bonus Compliance Review for a Housing Development Project reserving 11 percent of proposed units as Very Low Income Restricted Affordable Units for a period of 55 years, with an On-Menu incentive to reduce the open space requirement by up to 20 percent; and

**ITEMS APPEALED:**

1. A Main Conditional Use Permit for the onsite sale of a full-line of alcoholic beverages within four establishments; and
2. A Site Plan Review for a project resulting in an increase of 50 or more dwelling units.

NOTE: GPA, VZC, and HD are appealable only by the Applicant and only if denied by the City Planning Commission.

NOTE: DB is only appealable by owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property.

**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):**

Environmental Impact Report (EIR) links can be found here:

Draft EIR: <https://planning.lacity.org/development-services/eir/676-mateo-street-project-0>

Final EIR: <https://planning.lacity.org/development-services/eir/676-mateo-street-project-01>

Errata: <https://planning.lacity.org/development-services/eir/676-mateo-street-project-2>

**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

<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
October 28, 2021	5-0
<b>LAST DAY TO APPEAL:</b>	<b>APPEALED:</b>
December 23, 2021	December 21,2021
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Jivar Afshar	02/08/2022