

#2017041012



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer and/or Deputy Advisory Agency may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 1101 East 5th Street; 1129 East 5th Street, 445-457 South Colyton Street, 450-456 South Seaton Street

Case Nos. CPC-2016-4475-GPA-VZC-MCUP-CUX-DB-SPR
VTT-74703
CEQA No. ENV-2016-4476-EIR
Held By: Hearing Officer and Deputy Advisory Agency

Council District: 14 - Huizar
Related Case(s): None
Plan Area: Central City North

Governor's Office of Planning & Research

Date: September 25, 2019

Existing Zone: M3-1-RIO

AUG 30 2019

Time: 10:00 a.m.

Proposed Zone: C2-2-RIO

STATE CLEARINGHOUSE

Place: Los Angeles City Hall, Room 1020
200 N. Spring St. Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)

Plan Overlay: None

Existing Land Use: Heavy Industrial

Proposed Land Use: Regional Center Commercial

Applicant: Kevin Chen, Arts District Development, LLC

Staff Contact: William Lamborn, City Planner
221 North Figueroa Street
Los Angeles, CA 90012
william.lamborn@lacity.org
(213) 847-3637

Representative: Anne Williams, Psomas

PROPOSED PROJECT:

The Project includes the demolition and removal of all existing uses on the Project Site, and development of a new mixed-use building, including 129 live / work condominium units, a 113-room hotel, and 81,326 square feet of commercial space to be used for art galleries, retail, restaurant, and artist collaborative space. Of the 129 live/work units, 15 units (i.e., 11 percent) would be set aside for Very Low Income households. The proposed building would be 12 stories (164 feet) in height. The Project includes 304 automobile parking spaces provided in two of three subterranean levels.

REQUESTED ACTION(S):

ENV-2016-4476-EIR

1. The Deputy Advisory Agency shall consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, ENV-2016-4476-EIR (SCH No. 2017041012) dated February 2019, and the Final EIR, dated September 2019 (Arts District Center Project EIR), as well as the whole of the administrative record;

VTT-74703

2. Pursuant to LAMC Section 17.15, **Vesting Tentative Tract Map** for the merger and re-subdivision of the project site into 1 master lot and 11 airspace lots, with a request for haul route approval.

On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding:

ENV-2016-4476-EIR

1. The City Planning Commission shall consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, ENV-2016-4476-EIR (SCH No. 2017041012) dated February 2019, and the Final EIR, dated September 2019 (Arts District Center Project EIR), as well as the whole of the administrative record;

CPC-2016-4475-GPA-VZC-MCUP-CUX-DB-SPR

2. Pursuant to LAMC Section 11.5.6 and Charter Section 555, a **General Plan Amendment** to change the Central City North Community Plan land use designation of the Project Site from Heavy Industrial to Regional Center Commercial;
3. Pursuant to LAMC Section 12.32 Q, a **Vesting Zone Change and Height District Change** to change the zoning of the Project Site from M3-1-RIO to C2-2-RIO;
4. Pursuant to LAMC Section 12.24 W.1, **Master Conditional Use** to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption at up to two establishments, and on-site consumption at up to 13 establishments;
5. Pursuant to LAMC Section 12.24 W.18, **Conditional Use Permit** for live entertainment and dancing;
6. Pursuant to LAMC Section 12.22 A.25(g)(2), the Applicant proposes to set aside 15 units, or 11 percent of the total number of dwelling units, for Very Low Income households, with two **Affordable Housing On-Menu Incentives**:
 - a. A 35-percent increase in Floor Area Ratio;
 - b. 12-foot side yard setback in lieu of the 14 feet otherwise required.
7. Pursuant to LAMC Section 16.05, **Site Plan Review** for a project resulting in an increase in 50 or more dwelling units.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

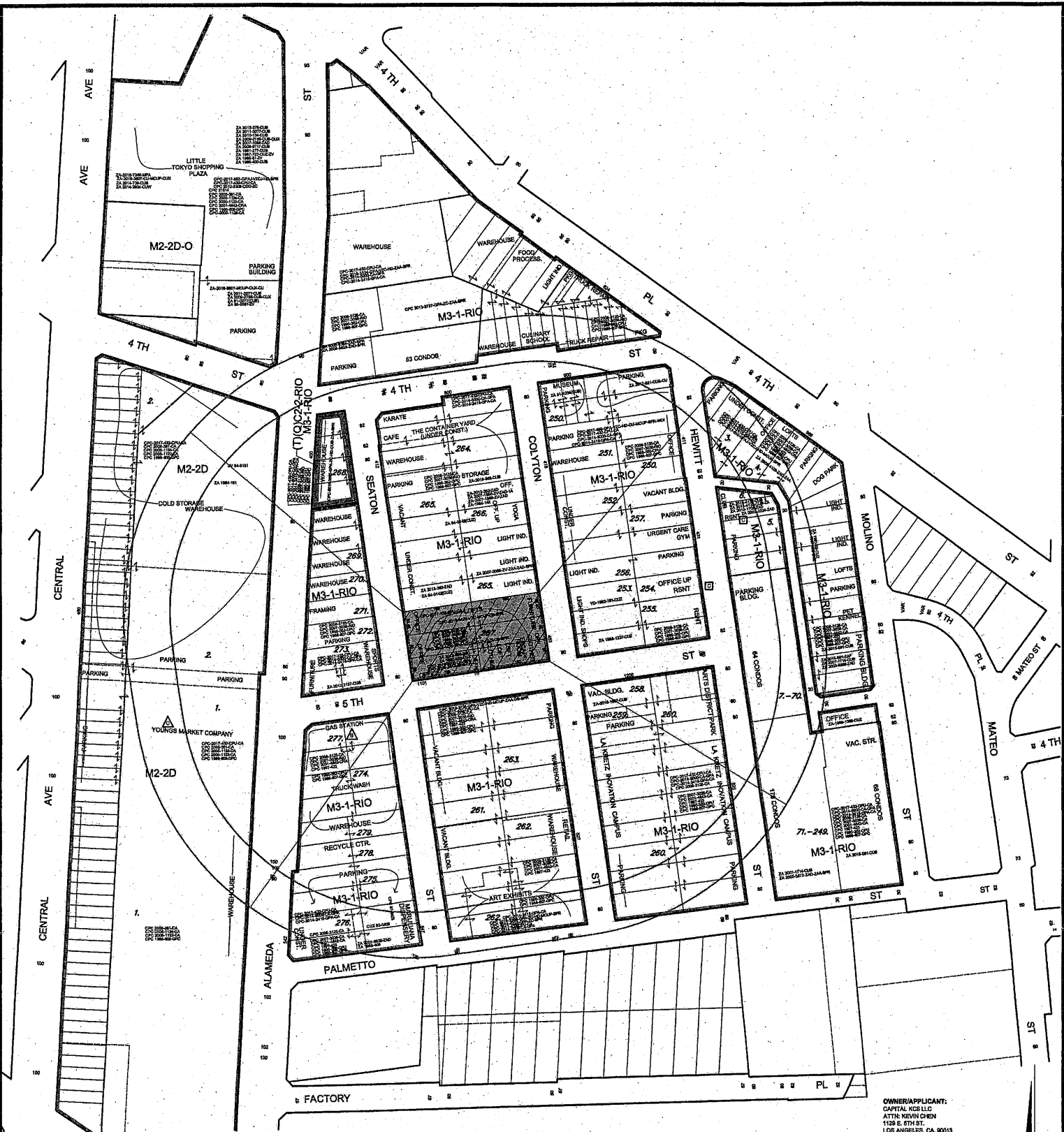
DIVISION OF LAND (DOL) – Please note that the staff report will be available on-line prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". Staff Reports are hyperlinked to the case numbers on the hearing agenda.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.



- LEGEND:
- ☐ ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
 - ☐ ON-SITE CONSUMPTION OF BEER AND OR WINE
 - △ OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
 - △ OFF-SITE CONSUMPTION OF BEER AND OR WINE

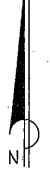
LEGAL: LOTS 19-24, BLK. C., F.P. HOWARD AND CO.'S SUBDIVISION, M.R. 12-42.

M3-1-RIO TO C2-2-RIO

OWNER/APPLICANT:
CAPITAL KCS LLC
ATTN: KEVIN CHEN
1129 E. 5TH ST.
LOS ANGELES, CA 90015

REPRESENTATIVE:
PISCAS
ATTN: KARA TOBIN & ANNE WILLIAMSON
665 S. FLOWER ST. #4300
LOS ANGELES, CA 90071

C.D. 14
C.T. 2060.31
P.A. CENTRAL CITY NORTH



GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 (626) 441-8850

**GENERAL PLAN AMENDMENT
VESTING ZONE CHANGE AND HEIGHT DISTRICT CHANGE
SITE PLAN REVIEW
MASTER CONDITIONAL USE (PERMIT) ALCOHOL
CONDITIONAL USE PERMIT (ENTERTAINMENT)
DENSITY BONUS COMPLIANCE REVIEW
VTTM-74703**

SITE: 1101 E. 5TH ST.
445-457 COLYTON ST.
450-456 SEATON ST.

CASE NO.
DATE: 08-26-2019
SCALE: 1" = 100'
USES FIELD
D.M. 127.5 A 215,
126 A 215
T.B. PAGE: 634 GRID: G-5

1.05 NET AC.