

HOLLY L. WOLCOTT
CITY CLERK

City of Los Angeles
CALIFORNIA

OFFICE OF THE
CITY CLERK

GREGORY R. ALLISON
EXECUTIVE OFFICER

When making inquiries relative to
this matter, please refer to the
Council File No.
14-1547



ERIC GARCETTI
MAYOR

COUNCIL AND PUBLIC SERVICES
DIVISION
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
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SHANNON HOPPES
DIVISION MANAGER

www.clerk.lacity.org

November 14, 2014

CD 14

NOTICE TO PROPERTY OWNERS/OCCUPANTS 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, December 9, 2014**, at approximately **2:30 p.m.**, or soon thereafter, in the Board of Public Works Edward R. Roybal Hearing Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012, to consider a Mitigated Negative Declaration and related California Environmental Quality Act findings, and an appeal filed by CREED LA (Representative: Ellen Trescott, Adams Broadwell Joseph and Cardozo), from the entire determination of the Los Angeles City Planning Commission (LACPC) in taking the actions below for a proposed mixed-use development consisting of a 50-story, 636 foot tall, high rise residential tower with associated support spaces. The proposed project includes 522 residential units, 4,500 square feet of commercial/retail space located at the ground level, and 533 parking spaces, for a total of 529,083 square feet of floor area. The project is located at 820, 826 South Olive Street and 817, 819, and 825 South Hill Street.

Actions Taken By the LACPC

1. Adopted amended Findings and modified Conditions of Approval.
2. Approved the requested transfer of Floor Area Rights (FAR) from the Los Angeles Convention Center (Donor Site) at 1201 South Figueroa Street, a City-owned property, for the approximate amount of 266,928 square feet and from a private transfer (Donor Site) at 830 South Olive Street for the approximate amount of 22,629, to the project site (Receiver Site) permitting an FAR of 10.6:1 and 529,083 square feet of floor area in lieu of a 6:1 FAR which permits 239,526 square feet of floor area.
3. Approved a Master Conditional Use Permit for the sale of a full-line of alcoholic beverages for on-site consumption within up to three premises for approximately 4,500 square feet.
4. Denied without Prejudice the requested Variance from Los Angeles Municipal Code (LAMC) Section 12.21 G.2 to allow a nine percent reduction in open space (53,986 square feet in lieu of 59,325 square feet).
5. Approved a Director's Decision per LAMC Section 12.21 G.3 to permit a nine percent reduction to the required open space (53,986 square feet in lieu of 59,325 square feet).
6. Approved the requested Variance from LAMC Section 12.21 G.2(a)(3) to provide one tree per 11.1 dwelling units in lieu of one tree per four dwelling units (47 trees in lieu of 131 trees).

7. Approved the requested Variance from LAMC Section 12.21 A.5(c) to permit compact stalls to be utilized as all required parking, in lieu of a maximum of 40% of compact stalls for non-residential uses, and in lieu of a minimum of one standard space for each residential unit.
8. Approved the requested Variance from LAMC Section 12.21 A.16(e)(2)(iii) to deviate from the location and access requirements for long-term bicycle parking, which requires specific locations for long-term bicycle parking in parking garages.
9. Approved the requested Site Plan Review for a project that creates a maximum 529,083 square feet of development on a 39,921 square-foot site including 522 residential units and 4,500 square feet of retail/commercial uses.
10. Adopted Mitigated Negative Declaration [ENV-2013-4135-MND] and associated Findings.

Applicant: Rossano De Cotiis, Onni Real Estate IX, LLC

Representative: Jim Ries, Craig Lawson and Company

Case No. CPC-2013-4134-TDR-MCUP-ZV-SPR

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 wish to view the contents of Council file No. 14-1547 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.

Sharon Gin, Legislative Assistant
Planning and Land Use Management Committee
213-978-1074

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.

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HOLLY WOLCOTT, CITY CLERK
of the City of Los Angeles

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Council File #14-1547
Olive Street

DETERMINATION LETTER
CPC-2013-4134-TDR-MCUP-ZV-
SPR
MAILING DATE: 10/17/14

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