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When making inquiries relative
to this matter, please refer to
the Council File No. **17-1272-S1**

City of Los Angeles CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
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Council and Public Services Division
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CPC-2016-3142-GPA-VCU-CUB-DB-SPR
Council District One

January 5, 2018

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 on **Tuesday, January 16, 2018** 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 the following: Mitigated Negative Declaration (MND), Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act findings, reports from the Mayor and the Los Angeles City Planning Commission (LACPC) relative to a Resolution for a General Plan Amendment to amend the Westlake Community Plan to re-designate the parcels located at 660, 668 South Westlake Avenue and 665, 667, 669, 671 South Bonnie Brae Street from a Community Commercial to Regional Center Commercial land use designation, and remove the applicability of Footnote No. Two for the subject property, and appeals filed by Jose Felix Cabrera on behalf of Coalition for an Equitable Westlake-MacArthur Park from the determination of the LACPC in approving MND No. ENV-2016-3144-MND, and Luis Cabrales on behalf of Inquilinos Unidos (Representative: Claudia Medina, Eviction Defense Network) from the determination of the LACPC in approving:

- a) a Conditional Use, pursuant to Section 12.24-W.1 of the Los Angeles Municipal Code (LAMC), to permit the on-site and off-site sales and consumption of a full line of alcoholic beverages;
- b) a Density Bonus, pursuant to LAMC Section 12.22-A.25, to permit the following two On-Menu Incentives for a project totaling 478 dwelling units, reserving 11 percent of its base density for Very-Low Income household occupancy for a period of 55 years:
 1. Floor Area Ratio - an increase of up to 35 percent of permitted floor area for a project which is eligible for a 35 percent density bonus; and,
 2. Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access, permitting the averaging of floor area, density, open space, and parking over the project site, where a project will set aside a minimum of 11 percent units for Very Low Income households; and,

- c) a Site Plan Review, pursuant to LAMC Section 16.05-E for the construction, use, and maintenance of a project containing 50 or more residential dwelling units,

for the conversion of an existing 14-story medical office building into a 220-room hotel, the construction of a new five-story, approximately 70,000 square foot, multicultural and performing arts center, and the construction of a 41-story apartment tower containing 478 dwelling units, providing up to 933 parking spaces, for the property located at 1900, 1908, 1914, 1920, 1926, 1928, 1930, 1932, and 1936 West Wilshire Boulevard, 657, 659, 661, 665, 667, 669, and 671 South Bonnie Brae Street, and 654, 658, 660, and 668 South Westlake Avenue, subject to modified Conditions of Approval.

Applicant: Adrian Jayasinghe, Walter and Aesha Jayasinghe Family Trust
Representative: Francis Park, Park and Velayos, LLP

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 view the contents of Council file No. 17-1272-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.

Zina H. Cheng
Deputy City Clerk, Planning and Land Use Management Committee
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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.

DETERMINATION MAILING
CPC-2016-3142-GPA-VCU-CUB-
DB-SPR

MAILING DATE: November 1, 2017

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