

HOLLY L. WOLCOTT
CITY CLERK

SHANNON HOPPE
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
ACTING DIVISION MANAGER

clerk.lacity.org

When making inquiries relative
to this matter, please refer to
the Council File No. 18-0289

ERIC GARCETTI
MAYOR

APCC-2015-3032-SPE-SPPA-SPP-MS
Council District 1

April 27, 2018

NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND INTERESTED PARTIES 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, May 22, 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: Environmental Impact Report (EIR) dated July 2017, Final EIR dated January 12, 2018, Errata dated March 2018 (collectively, the Sapphire Project EIR), Environmental Findings, Statement of Overriding Considerations, Mitigation Monitoring Program and related California Environmental Quality Act findings, report from the Central Los Angeles Area Planning Commission (CLAAPC) and appeals filed by: Sapphire Equity, LLC c/o Daniel Taban (Representative: Ryan Leaderman, DLA Piper LLP) from the determination of the CLAAPC in approving Condition No. 15, which requires to comply with Section 11 of the Central City West Specific Plan regarding Inclusionary Housing Requirements; and Carpenters/Contractors Cooperation Committee (Representative: Eduardo Jansen, Carpenters/Contractors Cooperation Committee) from the determination of the CLAAPC in approving the Sapphire Project EIR (No. ENV-2015-3033-EIR; SCH No. 2016031029), Environmental Findings, Statement of Overriding Considerations, and the following:

1. Project Permit Compliance Review for the project, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC) and Section 17 A.2 of the Central City West Specific Plan (CCWSP);
2. Specific Plan Exceptions, pursuant to LAMC Section 11.5.7 F, to allow: a) from CCWSP Section 6.F-2, a zero front yard setback in lieu of the 15 feet for the North Building; b) a zero side yard setback for the east and west property lines in lieu of a 10-foot setback for the North Building; c) a zero rear yard setback in lieu of 19 feet (15-foot plus one foot above the third floor) of the seven-story building setback for the North Building; and d) from CCWSP Section 6.F-6, a zero rear yard setback in lieu of 19 feet for the South Building (15-foot above the third floor of the seven-story building);
3. Specific Plan Project Permit Adjustment, pursuant to LAMC Section 11.5.7 E, to average or reallocate the permitted density and floor area within the South Building portion of the site;

4. Director's Determination, pursuant to LAMC Section 12.21 G, to allow for a 10 percent increase in the qualifying area of interior open space for a maximum of 35 percent, in lieu of the 25 percent of the total required usable open space required by 12.21 G.2(a)(4)(i); and
5. Specific Plan Exception from CCWSP Appendix C.1.K to deviate from the street standards of 5th Street to be consistent with the newly adopted Mobility Element;

for a mixed-use development consisting of 369 residential units and 22,000 square feet of ground floor retail use, consisting of the construction of two buildings (North Building and South Building) that would be connected by a footbridge spanning above the adjacent alleyway, with the North Building including 142 apartment units within seven levels and would front on 5th Street and the South Building including 22,000 square feet of ground-floor retail and 227 apartment units within six levels above the ground-floor retail and would front both 6th Street and Bixel Street, with both buildings including seven-stories above grade and two levels of subterranean parking, totaling approximately 348,430 square feet of floor area, and demolishing the existing structures on-site, including a three-level parking structure, one five-story commercial office and medical office building, and one four-story commercial office and medical office building, for the properties located at 1101-1135 West 6th Street, 1324-1342 West 5th Street, and 517-521 South Bixel Street, subject to modified Conditions of Approval.

Applicant: Albert Taban, Sapphire Equity, LLC
Representative: Alex Irvine, Irvine and Associates
Case No. APCC-2015-3032-SPE-SPPA-SPP-MS

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. 18-0289 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 Dickinson
Deputy City Clerk, Planning and Land Use Management Committee
clerk.plumcommittee@lacity.org
(213) 978-1077

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.