

(When required)

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State of California )
County of Los Angeles ) ss

Notice Type: HRG - NOTICE OF HEARING

Ad Description:
18-0325

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the LOS ANGELES DAILY JOURNAL, a newspaper published in the English language in the city of LOS ANGELES, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 04/26/1954, Case No. 599,382. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

09/07/2018

Executed on: 09/07/2018
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

[Handwritten Signature]

Signature



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2018 SEP 11 AM 8:46
CITY CLERK

DJ #: 3171992

NOTICE OF PUBLIC HEARING
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, October 2, 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, 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 the Wilshire Community Plan to amend Footnote 5.1 of the Community Plan's General Plan Land Use Map, relative to the project site and the add area located at 801-874 South Western Avenue and 855 South Manhattan Place, a draft Ordinance effectuating a Vesting Zone Change and Height District Change on the project site from Height District No. One to Height District No. Two to allow a Floor Area Ratio (FAR) of 4:1 in lieu of 1.5:1, and an appeal filed by Jordan Fein on behalf of Natalie Schuman and on behalf of UNITE HERE Local 11 from the determination of the LACPC in approving the following:
1) a Density Bonus setting aside four dwelling units, or five percent, for Very Low Income Households as Restricted Affordable Units, for the off-menu incentive consisting of a reduction in one side yard setback to two feet six inches in lieu of the 15-foot side yard setback requirement;
2) a Master Conditional Use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at six restaurants on the premises;
3) a Conditional Use to permit a hotel located within 500 feet of a R-zoned property; and,
4) a Site Plan Review for a project which results in an increase of more than 50 dwelling units and/or guest rooms, for the demolition of the Eden Plaza building; the adaptive reuse and addition onto the existing four-story IB Plaza building; the construction, use and maintenance of a new 12-story mixed-use building; and, a new three-story commercial building, to include approximately 148 guest rooms (limited service hotel), 96 apartment units with 8 units set aside for Very Low Income Households, 58,343 square feet of commercial floor area with retail uses and restaurants with or without alcohol service, 241 vehicle parking spaces, and 290 bicycle parking spaces, consisting of approximately 229,138 square feet of floor area, with a proposed FAR of 3.72:1, with the amount of soils removed or exported to be approximately 20,000 cubic yards, for the property located at 800 South Western Avenue, 800-824 South Western Avenue, 3564-3566 West 8th Street, 3550, 3558-3560 West 8th Street, and 801 South Oxford Avenue, subject to modified Conditions of Approval.
Applicant: Western Plaza Capital Holding, LLC

Representative: Edgar Khalatian, Mayer Brown
Case No. CPC-2016-3608-GPA-VZC-HD-DB1-MCUP-CU-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 view the contents of Council File No. 18-0325 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.
HOLLY WOLCOTT, CITY CLERK of the City of Los Angeles
9/7/18

DJ-3171992#

C.F. 18-0325