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CITY CLERK

Council and Public Services Division
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BRIAN WALTERS
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clerk.lacity.org

When making inquiries relative
to this matter, please refer to
the Council File No. **18-0325**

ERIC GARCETTI
MAYOR

CPC-2016-3608-GPA-VZC-HD-DB1-MCUP-CU-SPR
Council District 10

September 7, 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, 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 (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 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

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 or submitted by email to: **clerk.plumcommittee@lacity.org**

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.

Zina H. Cheng
Deputy City Clerk, Planning and Land Use Management Committee
clerk.plumcommittee@lacity.org
(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.