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When making inquiries relative
to this matter, please refer to
the Council File No. **18-0716-S1**

City of Los Angeles

CALIFORNIA



ERIC GARCETTI
MAYOR

CPC-2016-3853-GPA-VZC-HD-ZAD-SPR
Council District 14

OFFICE OF THE
CITY CLERK

Council and Public Services Division
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BRIAN WALTERS
DIVISION MANAGER

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September 21, 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, 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: Environmental Impact Report, Statement of Overriding Considerations, 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 Central City North Community Plan to change the Land Use Designation of the site project site from Heavy Manufacturing to Regional Center Commercial land use, a draft Ordinance effectuating a Vesting Zone Change and Height District Change M3-1-RIO to [T][Q]C2-2D-RIO, and appeals filed by:

- 1) Laborer's International Union of North America, Local 300 (Representative: Richard Drury, Lozeau Drury LLP);
- 2) Stephen and Carol Ann Warren (Representative: Robert L. Glushon and Kristina Kropp, Luna and Glushon); and,
- 3) Southwest Regional Council of Carpenters (Representative: Pearl Kan, Wittwer Parkin LLP),

from the determination of the LACPC in approving a Zoning Administrator's Determination to reduce parking for Joint Living and Work Quarters, and a Site Plan Review for a development project that creates 50 or more guest rooms and/or 50,000 gross square feet of nonresidential floor area, for a mixed-use live/work development comprising of 475 live/work dwelling units, and approximately 125,000 square feet of commercial retail (including approximately 10,000 square feet of restaurant space and 10,000 square feet of retail space) and office floor area (105,000 square feet) in a 35-story structure centered on the site with office space in an adjacent six-story building, with a Floor Area Ratio of 6:1, and a height of up to 370 feet above street grade for the residential tower, and 91 feet for the office tower along Mateo Street, including eleven percent of the total units to be set aside for Very Low Income Households, for the property located at 520, 524, 528, 532 Mateo Street and 1310 East 4th Place.



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