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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
200 N. Spring Street, Room 395
Los Angeles, CA 90012
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BRIAN WALTERS
DIVISION MANAGER

clerk.lacity.org

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.

Notice to Appellant(s), Applicant(s) and Interested Parties
CPC-2016-3853-GPA-VZC-HD-ZAD-SPR
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Applicant: CP V 520 Mateo, LLC
Representative: Brad Rosenheim, Rosenheim and Associates, Inc.

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. 18-0716-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
(213) 978-1074
clerk.plumcommittee@lacity.org

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 Letter Mailing:
CPC-2016-3853-GPA-VZC-HD-ZAD-SPR

Mailing Date: July 18, 2018

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