



**LOS ANGELES**  
201 N. LOS ANGELES ST., STE. 13A  
LOS ANGELES, CA 90012  
TEL: (213)617-9600, FAX: (213)617-9643

**VAN NUYS**  
14540 SYLVAN ST.  
VAN NUYS, CA 91411  
TEL: (818) 779-8866, FAX: (818) 779-8870

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**REPORT OF RETURNED ENVELOPES**

NOTICE OF PUBLIC HEARING DATED: 5/21/2019  
DATE NOTICE MAILED: 4/26/2019

City Planning Commission  
Case No.:  
CF No.: CF-19-0370-S1

Zoning Administrator  
Case No.:

Coastal Permit:

Design Review Board  
Case No.:

Deputy Advisory Agency  
Tentative Tract No.:  
Parcel Map No.:  
Private Street No.:

Area Planning Commission  
Case No.:

Other DIR Cases:  
Case No:


SITE ADDRESS: 3900 S. FIGUEROA ST. (3901-3969 S. FLOWER DR.: 450 W. 39TH ST.)

I, RIVA certify that I am an employee of BTC, a contractor of the City of Los Angeles, Department of City Planning, State of California, and I did on 5/13/2019, prepare this report, count all returned envelopes and prepare, or supervised the preparation of the address list for the returned envelopes, a true copy of which is attached.

Number of Returned Envelopes: 33

Number of Envelopes Mailed: 309

There is a regular daily communication and service by mail between the City of Los Angeles and each of the Addresses to which notices were mailed.

  
\_\_\_\_\_  
BTC Hearing Notice Clerk

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON HOPPES  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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  
DIVISION MANAGER

clerk.lacity.org

CPC-2016-2658-VZC-HD-CU-MCUP-ZAD-SPR  
VTT-74193-2A  
Council District 13

April 26, 2019

**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 21, 2019** 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: Environmental Impact Report, Statement of Overriding Considerations, Mitigation Monitoring Program, Mitigation Measures, and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC), Draft Ordinance effectuating a Vesting Zone Change and Height District Change from C2-1L and R4-1L to (T)(Q)C2-2D, and appeals filed by Mitchell M. Tsai on behalf of Saje (Representative: Mitchell M. Tsai, Attorney at Law) and Jim Childs, West Adams Heritage Association; from the decision of the LACPC in approving:

- 1) A Conditional Use Permit for a hotel use in the C2 Zone within 500-feet of an R Zone;
- 2) A Master Conditional Use Permit for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption at a maximum of six establishments, including hotel and restaurant uses;
- 3) A Zoning Administrator's determination to allow building heights of up to 90-feet within 100 to 199-feet of the OS Zone;
- 4) A Site Plan Review for a development project which creates over 50,000 square-feet of non-residential floor area and over 50 dwelling units for a proposed seven-story mixed-use development comprised of Hotel, Student Housing, and Mixed-Income components, within three separate buildings with a maximum building height of 83 feet; and in sustaining
- 5) The determination of the Deputy Advisory Agency to approve a Tentative Tract Map for the merger and resubdivision of an approximately 4.4-acre (191,047 square-foot) site into one ground lot and eight commercial condominium lots for a mixed-use development and to vacate a portion of the existing right-of-way along Flower Drive, and a Haul Route for the export of 60,800 cubic-yards of soil.

The Hotel Component will include up to 298 guest rooms, 15,335 square feet of retail and restaurant uses, 13,553 square feet of shared guest and public amenities, and 7,203 square feet of public meeting spaces, an including a basement level; the Student Housing Component will include up to 222 student housing units and 32,991 square feet of retail and restaurant uses; the Mixed-Income Housing Component will include up to 186 dwelling units (77 dwelling units reserved for Low Income households and 5 dwelling units reserved for Very Los Income households), 20,364 square feet of office, and 7,000 square feet of retail and restaurant uses; all three components will be served by a central eight-story above-ground parking structure, containing one subterranean parking level and a rooftop amenity level, with a maximum building height of up to 90 feet; resulting in up to 620,687 square feet of floor area, and a floor area ratio (FAR) of up to 3.25:1, including a commercial FAR of 0.50:1; and including the removal of eight multi-family residential buildings within the Flower Drive Historic District, the removal of surface parking areas, and the export of approximately 60,800 cubic yards of soil for the properties located at 3900 South Figueroa Street, 3900-3972 South Figueroa Street, 3901-3969 South Flower Drive, and 450 West 39th Street, subject to Conditions of Approval as modified by the LACPC.

Applicant: Scott Gale, Ventus Group  
Representative: William F. Delvac, Armbruster Goldsmith & Delvac LLP

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 Nos. 19-0370-S1 and 19-0370 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.

<b>For inquiries about the project, contact City Planning staff:</b>		
Milena Zasadzien	(213) 847-3636	<a href="mailto:milena.zasadzien@lacity.org">milena.zasadzien@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>		
Rita Moreno	(213) 978-1074	<a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

Rita Moreno  
Deputy City Clerk, Planning and Land Use Management Committee  
[clerk.plumcommittee@lacity.org](mailto: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.

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ZIP 91411 \$ 000.45<sup>9</sup>  
02 4W  
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18) VTT# 74193 CF19-0370/5.21  
SGRE FIG & FLOWER INVTRS 1 LLC  
3920 S FIGUEROA ST SANTA CLARITA CA 913 04/23/19  
IRVINE, CA 92614

NIXIE 910 FE 1 0005/02/19  
RETURN TO SENDER  
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BC: 91413606969 \*0452-03467-29-42  
92614399936069

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24) VTT# 74193 CF19-0370/5.21  
STATE OF CALIF  
120 S SPRING ST  
LOS ANGELES, CA 90012

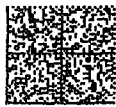
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NO SUCH NUMBER  
UNABLE TO FORWARD

NSN BC: 91413606969 \*2252-00746-01-18  
CAJESMP 190017

910 AE L26N C0005/01/19  
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\*CBLS\*

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17) VTT# 74193 CF19-0370/5.21  
HWANG FAMILY  
700 S FLOWER ST #2650  
LOS ANGELES, CA 90017

NIXIE 910 AC 1250 7205/04/19  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK MANUAL PROC REQ \*2952-05171-04-10  
CAJESMP 90017

910 AE L26N C0005/01/19  
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\*CBLS\*

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14) VTT# 74193 CF19-0370/5.21  
HWANG ROBERT  
700 S FLOWER ST #2650  
LOS ANGELES, CA 90017

NIXIE 910 CC 1250 7205/04/19  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK MANUAL PROC REQ \*2952-05170-04-10  
CAJESMP 90017

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7.8) VTT# 74193 CF19-0370/5.21  
OCCUPANT  
601 W 40TH PL #121A  
LOS ANGELES, CA 90037

MIXIE 911 DE 1150 0001/04/19

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF BC: 91413606969 \*0252-03945-04-16  
CAJESMP 914136069  
90037

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39) VTT# 74193  
OCCUPANT  
3937 HILL ST  
LOS ANGELES, CA 90037

CF19-0370/SANTA CLARITA CA 913 04/29/19

MIXIE 310 DE 1 0005/03/19

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

BC: 91413606969 \*0452-03292-29-42  
90037

RETURN IN FIVE DAYS TO  
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ZIP 91411 \$ 000.45<sup>9</sup>  
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12) VTT# 74193  
GILMORE LAVERNE  
2904 W 129TH PL  
GARDENA, CA 90249

CF19-0370/5.21

*AWK*

MIXIE 910 DE 1 0005/02/19

RETURN TO SENDER  
INVALID ZIP ADDRESS  
UNABLE TO FORWARD

IA BC: 91413606969 \*0952-07243-02-11  
CAJESSE 914136069  
90037

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10) VTT# 74193  
SGRE FIG & FLOWER INVTRS LLC  
3930 S FIGUEROA ST  
LOS ANGELES, CA 90037

CF19-0370/5.21 SANTA CLARITA CA 913 04/29/19

MIXIE 910 DE 1 0005/02/19

RETURN TO SENDER  
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UNABLE TO FORWARD

IA BC: 91413606969 \*0452-03294-29-42  
914136069

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12) VTT# 74193  
OCCUPANT  
3819 FLOWER DR #6  
LOS ANGELES, CA 90037

CF19-0370/5.21

NIXIE 911 DE 1260 0005/02/19

RETURN TO SENDER  
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UTF  
91413 6069  
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BC: 91413606969 \*0852-02857-02-10

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12) VTT# 74193  
OCCUPANT  
3819 FLOWER DR #13  
LOS ANGELES, CA 90037

CF19-0370/5.21

*JW*

NIXIE 911 DE 1260 0005/02/19

RETURN TO SENDER  
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UTF  
91413 6069  
CAJESMP 90037

BC: 91413606969 \*0852-02858-02-10

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SANTA CLARITA CA 913 04/23/19

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1) VTT# 74193  
OCCUPANT  
3937 FLOWER DR  
LOS ANGELES, CA 90037

CF19-0370/5.21

NIXIE 911 DE 1260 0005/02/19

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BC: 91413606969 \*2952-09190-03-09

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7,8) VTT# 74193  
OCCUPANT  
801 W 40TH PL #302A  
LOS ANGELES, CA 90037

SANTA CLARITA CA 913 04/23/19

NIXIE 911 DE 1260 0005/02/19

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38) VTT# 74193  
OCCUPANT  
3919 S GRAND AVE  
LOS ANGELES, CA 90037  
CF19-0370/5.21  
SANTA CLARITA CA 913 04/29/19

MIKIE 913 DE 1 8085 02/19

RETURN TO SENDER  
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38) VTT# 74193  
OCCUPANT  
3917 S GRAND AVE  
LOS ANGELES, CA 90037  
CF10-0370/5.21  
SANTA CLARITA CA 913 04/29/19

MIKIE 913 DE 1 8085 02/19

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
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OCCUPANT  
601 W 40TH PL #308A  
LOS ANGELES, CA 90037  
CF19-0370/5.21

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7,8) VTT# 74193  
OCCUPANT  
601 W 40TH PL #304A  
LOS ANGELES, CA 90037  
CF19-0370/5.21

MIKIE 913 DE 1 8085 02/19

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ANK EC: 91423606969 \*0932-06395-02-10  
CAJESBIP4 803373

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7.8) VTT# 74193 CF19-0370/5.21

OCCUPANT  
601 W 40TH PL #316A  
LOS ANGELES, CA 90037

NIXIE 918 DE 1 0001/02/19

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ANK BC: 91413606969 \*0952-06895-02-10  
CAJESR4506969

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7.8) VTT# 74193 CF19-0370/5.21

OCCUPANT  
601 W 40TH PL #213A  
LOS ANGELES, CA 90037

NIXIE 918 DE 1 0001/02/19

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CAJESR4506969

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OCCUPANT  
601 W 40TH PL #408A  
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NIXIE 918 DE 1 0001/02/19

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CAJESR4506969

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7.8) VTT# 74193 CF19-0370/5.21

OCCUPANT  
601 W 40TH PL #409A  
LOS ANGELES, CA 90037

NIXIE 918 DE 1 0001/02/19

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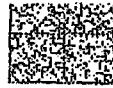
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CAJESR4506969



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7,8) VTT# 74193 CF19-0370/5.21  
OCCUPANT  
601 W 40TH PL #414A  
LOS ANGELES, CA 90037

NIXIE 919 DE 1260 6008/02/19  
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ANK SC: 91413606969 \*0852-08302-02-10  
CAJESMP 4000069

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23) VTT# 74193 CF19-0370/5.21  
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3992 S FIGUEROA ST #202  
LOS ANGELES, CA 90037

NIXIE 911 DE 1260 6008/02/19  
RETURN TO SENDER  
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UTF SC: 91413606969 \*0852-02840-02-10  
CAJESMP 1300069

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NIXIE 911 DE 1260 6008/02/19  
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UTF SC: 91413606969 \*0852-02841-02-10  
CAJESMP 300037

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23) VTT# 74193 CF19-0370/5.21  
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3990 S FIGUEROA ST  
LOS ANGELES, CA 90037

NIXIE 911 DE 1260 6008/02/19  
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UTF SC: 91413606969 \*0852-02842-02-10  
CAJESMP 300037

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23) VTT# 74193 CF19-0370/5.21  
OCCUPANT  
3988 S FIGUEROA ST  
LOS ANGELES, CA 90037 *SK*

NIXIE 911 DE 1260 0005/02/19  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF BC: 91413606969 \*0852-02843-02-10  
CAJESMP 90037

RETURN IN FIVE DAYS TO  
OFFICE OF  
CITY CLERK  
P.O. BOX 6069  
SHERMAN OAKS, CA 91413

RETURN SERVICE  
REQUESTED

PRESORTED  
FIRST CLASS



US POSTAGE >> PITNEY BOWES  
ZIP 91411 \$ 000.45<sup>9</sup>  
02 4W  
0000348795 APR 26 2019

18) VTT# 74193 CF19-0370/5.21  
OCCUPANT  
3816 S FIGUEROA ST  
LOS ANGELES, CA 90037

*MC*  
NIXIE 911 DE 1260 0005/02/19  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF BC: 91413606969 \*0852-02846-02-10  
CAJESMP 90037

RETURN IN FIVE DAYS TO  
OFFICE OF  
CITY CLERK  
P.O. BOX 6069  
SHERMAN OAKS, CA 91413

RETURN SERVICE  
REQUESTED

PRESORTED  
FIRST CLASS



US POSTAGE >> PITNEY BOWES  
ZIP 91411 \$ 000.45<sup>9</sup>  
02 4W  
0000348795 APR 26 2019

18) VTT# 74193 CF19-0370/5.21  
OCCUPANT  
3816 1/2 S FIGUEROA ST  
LOS ANGELES, CA 90037

*VAC*  
NIXIE 911 DE 1260 0005/02/19  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF BC: 91413606969 \*0852-02848-02-10  
CAJESMP 90037

RETURN IN FIVE DAYS TO  
OFFICE OF  
CITY CLERK  
P.O. BOX 6069  
SHERMAN OAKS, CA 91413

RETURN SERVICE  
REQUESTED

PRESORTED  
FIRST CLASS



US POSTAGE >> PITNEY BOWES  
ZIP 91411 \$ 000.45<sup>9</sup>  
02 4W  
0000348795 APR 26 2019

18) VTT# 74193 CF19-0370/5.21  
OCCUPANT  
3818 S FIGUEROA ST  
LOS ANGELES, CA 90037

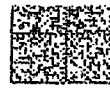
NIXIE 911 DE 1260 0005/02/19  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF BC: 91413606969 \*0852-02849-02-10  
CAJESMP 90037

RETURN RECEIVED BY  
OFFICE OF  
CITY CLERK  
P.O. BOX 6069  
SHERMAN OAKS, CA 91413

RETURN SERVICE  
REQUESTED

PRESORTED  
FIRST CLASS



ZIP 91411 \$ 000.45<sup>9</sup>  
02 4W  
0000348795 APR 26 2019

18) VTT# 74193 CF19-0370/5.21  
OCCUPANT  
3818 1/2 S FIGUEROA ST  
LOS ANGELES, CA 90037

*VOID*

NIXIE 911 DE 1260 0005/02/19  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF BC: 91413606969 \*0252-02850-02-10  
CAJESM 91413606969

RETURN RECEIVED BY  
OFFICE OF  
CITY CLERK  
P.O. BOX 6069  
SHERMAN OAKS, CA 91413

RETURN SERVICE  
REQUESTED

PRESORTED  
FIRST CLASS



U.S. POSTAGE PITNEY BOWES  
ZIP 91411 \$ 000.45<sup>9</sup>  
02 4W  
0000348795 APR 26 2019

1) VTT# 74193 CF19-0370/5.21  
OCCUPANT  
3933 1/2 FLOWER DR  
LOS ANGELES, CA 90037

NIXIE 911 DE 1260 0005/02/19  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF BC: 91413606969 \*0252-02852-02-10  
CAJESM 91413606969

RETURN RECEIVED BY  
OFFICE OF  
CITY CLERK  
P.O. BOX 6069  
SHERMAN OAKS, CA 91413

RETURN SERVICE  
REQUESTED

PRESORTED  
FIRST CLASS



U.S. POSTAGE PITNEY BOWES  
ZIP 91411 \$ 000.45<sup>9</sup>  
02 4W  
0000348795 APR 26 2019

1) VTT# 74193 CF19-0370/5.21  
OCCUPANT  
3941 1/2 FLOWER DR  
LOS ANGELES, CA 90037

NIXIE 911 DE 1260 0005/02/19  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF BC: 91413606969 \*0252-02853-02-10  
CAJESM 91413606969

RETURN RECEIVED BY  
OFFICE OF  
CITY CLERK  
P.O. BOX 6069  
SHERMAN OAKS, CA 91413

RETURN SERVICE  
REQUESTED

PRESORTED  
FIRST CLASS



U.S. POSTAGE PITNEY BOWES  
ZIP 91411 \$ 000.45<sup>9</sup>  
02 4W  
0000348795 APR 26 2019

1) VTT# 74193 CF19-0370/5.21  
OCCUPANT  
3943 1/2 FLOWER DR  
LOS ANGELES, CA 90037

*VOID*

NIXIE 911 DE 1260 0005/02/19  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF BC: 91413606969 \*0252-02854-02-10  
CAJESM 91413606969

RETURN IN FULL PAY TO  
OFFICE OF  
CITY CLERK  
P.O. BOX 6069  
SHERMAN OAKS, CA 91413

RETURN SERVICE  
REQUESTED

PRESORTED  
FIRST CLASS



ZIP 91411 \$ 000.45<sup>9</sup>  
02 41  
0000348795 APR 26 2019

1) VTT# 74193 CF19-0370/5.21  
OCCUPANT  
3929 FLOWER DR  
LOS ANGELES, CA 90037

*74193*

MIXIE 911 DE 1350 0005/02/19

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF 8C: 91413606969 \*0552-02855-02-10  
CAJES# 91413606969