

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to appeals for the properties located at 1101-1135 West 6th Street, 1324-1342 West 5th Street, and 517-521 South Bixel Street.

Recommendations for Council action:

1. ADOPT the FINDINGS of the PLUM Committee as the Findings of Council.
2. RESOLVE TO GRANT THE APPEALS filed by Sapphire Equity, LLC c/o Daniel Taban (Representative: Ryan Leaderman, DLA Piper LLP) and Carpenters/Contractors Cooperation Committee (Representative: Eduardo Jansen, Carpenters/Contractors Cooperation Committee) and THEREBY OVERTURN the decision of the Central Los Angeles Area Planning Commission (CLAAPC), and disapprove the following:
 - a. Project Permit Compliance Review for the project.
 - b. Specific Plan Exceptions to allow: i) a zero front yard setback in lieu of the 15 feet for the North Building; ii) a zero side yard setback for the east and west property lines in lieu of a 10-foot setback for the North Building; iii) a zero rear yard setback in lieu of 19 feet (15-foot plus one foot above the third floor) of the seven-story building setback for the North Building; and iv) a zero rear yard setback in lieu of 19 feet for the South Building (15-foot above the third floor of the seven-story building).
 - c. Specific Plan Project Permit Adjustment to average or reallocate the permitted density and floor area within the South Building portion of the site.
 - d. Director's Determination to allow for a 10 percent increase in the qualifying area of interior open space for a maximum of 35 percent, in lieu of the 25 percent of the total required usable open space required.
 - e. Specific Plan Exception to deviate from the street standards of 5th Street to be consistent with the newly adopted Mobility Element.

For a mixed-use development consisting of 369 residential units and 22,000 square feet of ground floor retail use, consisting of the construction of two buildings (North Building and South Building) that would be connected by a footbridge spanning above the adjacent alleyway, with the North Building including 142 apartment units within seven levels and would front on 5th Street and the South Building including 22,000 square feet of ground-floor retail and 227 apartment units within six levels above the ground-floor retail and would front both 6th Street and Bixel Street, with both buildings including seven-stories above grade and two levels of subterranean parking, totaling approximately 348,430 square feet of floor area, and demolishing the existing structures on-site, including a three-level parking structure, one five-story commercial office and medical office building, and one four-story commercial office and medical office building, for the properties located at 1101-1135 West 6th Street, 1324-1342 West 5th Street, and 517-521 South Bixel Street.

Applicant: Albert Taban, Sapphire Equity, LLC

Representative: Alex Irvine, Irvine and Associates

Case No. APCC-2015-3032-SPE-SPPA-SPP-MS

Fiscal Impact Statement: The CLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JUNE 12, 2018

(LAST DAY FOR COUNCIL ACTION - JUNE 12, 2018)

Summary:

At a regular meeting held on May 22, 2018, the PLUM Committee considered appeals for the properties at 1101-1135 West 6th Street, 1324-1342 West 5th Street, and 517-521 South Bixel Street. Staff from the Department of City Planning provided the Committee an overview of the project. The appellant and applicant representatives commented on the project and the appeals. A representative of Council District One provided additional comments. After an opportunity for public comment, the Committee recommended to grant the appeals and overturn the decision of the CLAAPC. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	ABSENT
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-