

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision is rendered.

Hearing By: Associate Zoning Administrator

Case No.: ZA 2013-0650(CU)(SPR)
CEQA No.: ENV-2005-8446-MND-REC1
Incidental Cases: N/A
Related Cases: N/A
Council No.: 14
Plan Area: Central City

Date: Wednesday, June 5, 2013
Time: 12:30 P.M.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Specific Plan: None
Certified NC: Downtown Los Angeles
GPLU: Regional Commercial
Zone: C2-4D

Staff Contact: Jeff Pool
Phone No.: (213) 473-9987

Applicant: 228 S. Main Street, LLC

Representative: James E. Pugh, Esq. -
Sheppard Mullin Richter &
Hampton, LLP

PROJECT LOCATION: 200-234 South Main Street, 221-227 South Los Angeles Street, 114-136 East 2nd Street

PROPOSED PROJECT: The construction of a new 41-story building, consisting of a 36-story residential tower with 300 condominium units, approximately 3,400 square feet of project-serving retail uses, and a parking garage, including five stories above-ground and five stories below-ground, on a portion of a site adjacent to the historic former St. Vibiana's Cathedral and Rectory, which will be used as a commercial assembly space and future catering and restaurant space.

REQUESTED ACTION: 1. Pursuant to Los Angeles Municipal Code Section 12.24-W,19 a Conditional Use to permit floor area averaging in a unified development to construct residential and retail uses on an approximately 1.76-acre site; AND

2. Pursuant to Pursuant to Los Angeles Municipal Code Section 16.05-E, Site Plan Review for a project creating more than 50 residential dwelling units, in the C2-4D Zone; AND
3. Pursuant to Section 21082.1 of the California Public Resources Code, the Zoning Administrator will consider adopting the Mitigated Negative Declaration Reconsideration, (ENV-2005-8446-MND-REC1) prepared for the proposed project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City 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 on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: Jeff Pool) or Jeff.Pool@lacity.org.

REVIEW OF FILE: The case file ZA 2013-0650(CU)(SPR), including application and environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Jeff Pool at (213) 473-9987 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability or services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1349