

8c

The Applicant is seeking to redevelop the site with a mixed use project consisting of educational, office, residential, hotel, entertainment and retail uses. The project is designed to achieve a maximum FAR of 4.10:1 which generates approximately 1.79 million square feet of floor area.

The Applicant, The City Market of Los Angeles, requests approval of the following discretionary actions:

1. Pursuant to California Government Code Sections 65864-65869.5, the Applicant respectfully requests approval of a Development Agreement (“DA”) for a period of 25 years.
2. Pursuant to LAMC Section 11.5.6, as authorized by the Los Angeles Charter Section 555, a General Plan Amendment to change the land use designation from Light Manufacturing (“LM”) to Regional Commercial (“RC”) and apply the existing General Plan Footnote No. 4 to the Project Site which will create consistency with the Project scope and the proposed C2 zone change
3. Pursuant to LAMC Section 12.32 F & Q, a Vesting Zone Change from M2-2D to [Q]C2-2 to permit the construction of the project described below, including provisions for the application of the Land Use Equivalency Program.
4. Pursuant to LAMC Section 12.32 F, the Applicant respectfully requests approval of a Height District change to apply a new ‘D’ limitation to modify the allowable FAR from 3:1 to 4.1:1 below.
5. Pursuant to LAMC Section 12.32 S, a Supplemental Use District to permit a sign district covering the Property in order to enhance the theme and unique qualities of the entire Project.
6. Pursuant to LAMC Section 12.24 W 19 a Conditional Use Permit to allow FAR averaging in a unified development not to exceed 4.1:1 FAR over the entire Site. However, a maximum FAR of 4.43:1 will be permitted on Block 1, 3.40:1 FAR on Block 2, 2.43:1 FAR on Block 3 and 7.19:1 of Block 4.
7. Pursuant to LAMC Section 16.05, the Site Plan Review Site Plan Review for a project
 - a. That meets the provisions specified in the LAMC Section 12.24 U14 (c) (2) as a major development project, and
 - b. That results in an increase of 50,000 gross square feet or more of nonresidential floor areas and/or 50 or more dwelling units or guest rooms
8. Pursuant to LAMC Section 12.24 W 1, a Master Conditional Use Permit for the off- and on-site sales of alcoholic beverages in retail establishments, bars and restaurants. Specifically, the Applicant is requesting:
 - a. 3 total off-site sales permits with 2 offering a full line of alcohol and 1 offering beer and wine.
 - b. 20 on-site sales permits with 17 offering a full line of alcohol and 3 offering beer and wine.
9. Pursuant to LAMC Section 17.01 and 17.15, the Applicant respectfully requests approval of a Vesting Airspace Tentative Tract Map to permit the merger and re-subdivision of the land and the creation of five ground lots containing 14 air space lots necessary to facilitate the development of a mixed-use project defined below.

a. Lot Configurations

- i. Block 1: consisting of 1 ground Lot, Airspace 8 and approximately 240,071 square foot of lot area.
- ii. Block 2: consisting of 2 ground lot, 6 air space lots and approximately 132,399 square feet of lot area
- iii. Block 3: consisting of 1 ground lot and approximately 16,600
- iv. Block 4: consisting of 1 ground lot, no air spaces lots and approximately 22,885 square feet of lot area.

b. The Applicant is also requesting partial vacation of the alley located within Block 2 of the site which is surrounded by San Pedro, San Julian, 12th and 11th Streets.

c. Merge that portion of San Julian Street (Approx. 2 ft.) which is over dedicated.

d. Reduction from Advisory Agency's Parking Policy to allow parking to be calculated based on LAMC. In addition to the specific discretionary actions identified above, other discretionary approvals may be required from the Lead Agency and various responsible agencies, including but not limited to demolition including street trees, grading, excavation, and foundation permits, and haul route approval.

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9a

The Applicant, Colossal Media Group, is seeking Project Permit Compliance approval, pursuant to Los Angeles Municipal Code ("LAMC") Section 11.5.7 and in accordance with the provisions of the Historic Broadway Sign Supplemental Use District ("Supplemental Use District") Plan, to construct, use, and maintain approximately 1,417-square foot Secondary Façade Sign with changeable copy (content of the sign will be changed periodically during the life of the requested grant) (the proposed "Project") on an existing seven-story building, which is approximately 85-foot in height, and located within the [Q]C2-4D-CDO-SN Zone at 908-910 S. Broadway (the "Subject Property") within the Central City community of the City of Los Angeles. No change to the footprint of floor area of the existing building is proposed as part of this request.

9b

Illuminated window sign in conjunction with interior renovation of existing retail building into store, façade restoration, and addition of 6,317 sf. rooftop basketball court with 85 sf. snack bar, 253.5 sf. of raised seating, storage and bathrooms.

Pursuant to LAMC 11.5.7 the applicant requests a Specific Plan Exception to permit an illuminated window sign, not otherwise permitted in the Historic Broadway Sign Supplemental Use District, in conjunction with the interior renovation of an existing retail use building with rooftop basketball court addition, including raised seating, snack bar, storage and bathrooms.