

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

And: ☒ Within a 500-Foot Radius

☒ Others

This notice is sent to you because you own property or live 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.

Hearing By: Deputy Advisory Agency / Hearing
Officer for the City Planning Commission

Date: January 26, 2017
Time: 9:50 a.m.
Place: Los Angeles City Hall
200 North Spring Street
Room 1050
Los Angeles, CA 90012

Hearing Officer: Jennifer Caira
Phone No.: 213-978-1165
E-mail: Jennifer.Caira@lacity.org

Joey Vasquez
213-978-1487
Joey.Vasquez@lacity.org

Case No.: CPC-2014-2906-TDR-SPR
VTT-69839-CN
CEQA No.: ENV-2014-2907-MND
Council No.: 14 - Huizar
Plan Area: Central City
Certified NC: Downtown Los Angeles
Neighborhood Council
GPLU: Regional Center Commercial
Zone: C2-4D

Applicant: Barry Shy, Sixth and Main,
LLC
Representative: Kate Bartolo, Kate Bartolo &
Associates

PROJECT LOCATION: 601 – 641 South Main Street and 108 – 114 West 6th Street

PROPOSED PROJECT: The demolition of an existing surface parking lot, and the construction of a 38-story, 390-foot, three-inch tall mixed-use high-rise development on a 60,819 square-foot site, consisting of 452 residential condominium units and 15 commercial condominium units with 21,514 square-feet of commercial space. The project proposes a total floor area of 551,349 square feet and a Floor Area Ratio (FAR) of 9.1:1. The project provides 860 parking spaces located in one subterranean level, on at-grade parking level behind the commercial space, and five

above-grade parking levels. The Project would export approximately 32,656 cubic yards of dirt.

REQUESTED ACTION:

The Deputy Advisory Agency will consider:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resource Code, consideration of the **Mitigated Negative Declaration** (MND) for the above referenced project.
2. Pursuant to Section 21081.6 of the California Public Resource Code, consideration of the **Mitigation Monitoring Program** (MMP) prepared for ENV-2014-2907-MND
3. Pursuant to Section 17.03 of the Los Angeles Municipal Code (LAMC) consideration of a **Vesting Tentative Tract Map** for a 3-lot subdivision (1 master lot and 2 air space lots).

The Hearing Officer will consider:

4. Pursuant to LAMC Section 14.5.6, approval of a **Transfer of Floor Area Rights** (TFAR) from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street for the approximate amount of 186,435 square feet, to the project site (Receiver Site) permitting an FAR of 9.1:1 and 551,349 square feet of floor area in lieu of a 6:1 FAR which permits 364,914 square feet of floor area.
5. Pursuant to LAMC Section 16.05 a **Site Plan Review** for a project which results in 50 or more residential units.

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. After the hearing, the Hearing Officer will prepare a report, including a recommendation, which will be considered by the City Planning Commission at a later date.

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 Department of City Planning, 200 N. Spring Street, Room 621, Los Angeles, CA 90012 (Attention: Ms. Jennifer Caira).

REVIEW OF FILE: CPC-2014-2906-TDR-SPR and VTT-69839-CN including the application and the environmental assessment are available for public inspection at the Department of City Planning, 200 N. Spring Street, Room 621, Los Angeles, CA 90012 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call Joey Vasquez at 213-978-1487 to assure the files for VTT-69839-CN are available and Jennifer Caira at 213-978-1165 to assure the files for CPC-2014-2906-TDR-SPR are available. The files are not available for review on 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 of 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) 978-1160