



NOTICE OF PUBLIC HEARING

CORRECTED HEARING NOTICE

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your participation in the hearing is optional.**

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Site: 640-657 Mesquit Street, 1585 East Jesse Street, 640-648 Santa Fe Avenue

Case No.: CPC-2020-6828-GPA-ZC-HD-SPR-MCUP;
VTT-83288

CEQA No.: ENV-2020-6829-MND

Hearing Held By: Deputy Advisory Agency and Hearing Officer on Behalf of the City Planning Commission

Date: September 22, 2021

Time: 10:00 a.m.

Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Office of Zoning Administration Public Hearing will be conducted remotely at the following link:

<https://planning-lacity-org.zoom.us/j/88440593958>

Meeting ID: 884 4059 3958

Passcode: 033477

Participants may also dial by phone:

(213) 338-8477 or (669) 900-9128

When prompted, enter the Meeting ID of:

884 4059 3958 #

Council No: 14 – Kevin de Leon

Related Cases: None

Plan Area: Central City North

Zone: M3-1-RIO

Plan Overlay: None

Applicant: 655 Mesquit, LLC,
Mark Falcone c/o Roger Pecsok

Representative: Alfred Fraijo, Jr., Esq,
Sheppard Mullin Richter &
Hampton LLP

Staff Contact: Stephanie Escobar,
City Planning Associate
200 North Spring Street, Room 763
Los Angeles, CA, 90012
Stephanie.Escobar@lacity.org
(213) 978-1492

PROPOSED PROJECT:

The proposed project is the construction, use, and maintenance of a 188,954 square-foot, 14-story, commercial office building with 4,325 square feet of commercial ground floor. The project will provide a total of 397 vehicle parking spaces and 146 bicycle parking spaces within five (5) levels of above grade parking, and two (2) levels of subterranean parking. The project proposes a Vesting Tentative Tract map for the subdivision of one master lot into seven (7) airspace lots.

REQUESTED ACTION(S):

On behalf of the City Planning Commission, the Hearing Officer shall consider:

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

1. ~~An Exemption from CEQA pursuant to CEQA Guidelines Section 15332 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, adopt the Mitigated Negative Declaration (Case No. ENV-2020-6829-MND) for the above-referenced project and all comments received; and~~
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment (GPA) to modify footnotes one (1) and six (6) of the Central City North Community Plan to include the boundaries and development standards of the project; and
3. Pursuant to LAMC Section 12.32.F, a Height District change from the existing Height District 1 to Height District 2; and
4. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to permit the sale of a full-line of alcoholic beverages within four (4) restaurants and bars; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of 50,000 gross square feet or more of non-residential uses; and

The Deputy Advisory Agency Shall consider:

6. Pursuant to LAMC Section 17.03 and 17.15, a Vesting Tentative Tract Map to allow for the subdivision of one master lot into seven (7) airspace lots.

GENERAL INFORMATION

FILE REVIEW - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before the hearing.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to or during the hearing via email or by U.S. mail to the staff identified on the front of this notice. The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

NOTIFICATION REQUIREMENT

TO OWNERS:	AND OCCUPANTS:	AND INTERESTED PARTIES
Within a 500-foot Radius	Within a 500-foot Radius	<input checked="" type="checkbox"/>

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planning4la.org