

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지
Abiso ng Pagdinig sa Publiko • 公開聽證會通知
Հանրային լսումների մասին ծանուցագիր



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



Thursday, December 12, 2024 after 8:30 a.m.

City Planning Commission

Los Angeles City Hall, Room 304
200 North Spring Street
Los Angeles, CA 90012

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see planning4la.org/hearings for the meeting agenda.



Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

606-612, 638-694, and 679-689 South Mesquit Street, 1494-1498 East 6th Street, and 2119-2143 East 7th Street, Los Angeles, California 90021

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

The 670 Mesquit Project (Modified Alternative 2), proposes to construct a new mixed-use development totaling up to 1,792,103 square feet (sf) of floor area on an approximately five-acre site. Modified Alternative 2 would consist of the following primary components, with up to: 676,437 sf of office; 271 hotel guest rooms; 895 residential units, including 45 units for Extremely Low Income households and 99 units for Very Low Income households; 14,345 sf of retail; 28,688 sf of restaurants; 35,515 sf of studio/event/gallery space; 34,000 sf of gym uses; and a 30,000 sf charter elementary school. The proposed uses would be accommodated in four, interconnected buildings, ranging in height from 84 feet to 378 feet, located above subterranean and podium parking. Modified Alternative 2 may also include the construction of a 72,990 sf publicly-accessible deck that would extend over a portion of the adjacent railway properties east of the Project Site. The existing one- to four-story freezer, cold storage, and dry storage warehouses and surface parking would be demolished.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The City Planning Commission will consider the following:

ENV-2017-249-EIR

1. Based on the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report, No. ENV-2017-249-EIR, certified on August 23, 2023; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the Addendum, dated November 2024, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project.

CPC-2017-247-GPAJ-VZCJ-HD-SN-SPPE-MCUP-CU2-ZV-PR

2. Pursuant to **Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment** to:

a. The Central City North Community Plan to change the land use designation for the Project Site from Heavy Industrial to Regional Commercial; and

b. The Transportation Element of the General Plan (Mobility Plan 2035) to reclassify Mesquit Street adjacent to the Project Site between 6th Street and 7th Street from a Collector Street to a Local Limited Street.

3. Pursuant to **LAMC Section 13B.1.4, a Vesting Zone and Height District Change** from M3-1-RIO to (T)(Q)C2-2-RIO, and pursuant to LAMC Section 11.5.11(e), the following Developer Incentives:

a. A Floor Area Ratio (FAR) of 8:1 in lieu of 6:1; and

b. A zero-foot rear yard setback.

4. Pursuant to **LAMC Section 13.11 B**, the establishment of a **Sign District (" -SN") Supplemental Use District** to regulate signage within the Project Site.



Actions Requested

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CPC-2017-247-GPAJ-VZCJ-HD-SN-SPPE-MCUP-CU2-ZV-PR (continued)

5. Pursuant to **LAMC Section 13.17 G.4**, an **Exception** from the exterior site lighting standards for the River Implementation Overlay (RIO) District to allow a maximum initial luminance value no greater than 0.50 horizontal and vertical foot candles at the site boundary, in lieu the standards otherwise required by LAMC Section 13.17 F.3.
6. Pursuant to **LAMC Section 12.24.W.1**, a **Main Conditional Use Permit** for the sale of a full line of alcoholic beverages for on- and off-site consumption at 11 establishments.
7. Pursuant to **LAMC Section 12.24 W.23**, a **Class 2 Conditional Use Permit** for a heliport incidental to an office building or residential use.
8. Pursuant to **LAMC Section 13B.5.3**, a **Zone Variance** to permit drive aisles of 24 feet in width, in lieu of the standards otherwise required by LAMC Section 12.21 A.5(b).
9. Pursuant to **LAMC Section 16.05**, a **Project Review** for a project resulting in an increase of more than 50,000 gross square feet of nonresidential floor area and 50 or more dwelling units or guest rooms.



Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

CPC-2017-247-GPAJ-VZCJ-HD-SN-SPPE-
MCUP-CU2-ZV-PR

Related Case Number(s):

VTT-74765 for Alternative 2

Zone:

Existing: M3-1-RIO/ Proposed: (T)(Q)C2-2-RIO

Land Use Designation:

Existing: Heavy Industrial
Proposed: Regional Commercial

Council District:

14 - de Leon

Applicant:

RCS VE, LLC

Applicant Representative:

Michael LoGrande, Vella Group

Environmental Case Number(s):

ENV-2017-249-EIR

Overlay(s):

River Implementation Overlay District

Community Plan Area:

Central City North

Assigned Staff Contact Information:

Paul Caporaso, City Planner
paul.caporaso@lacity.org
(213) 847-3629
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

Appellant:

N/A

Appellant Representative:

N/A

Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

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.

Agendas And Reports - Commission Agendas are accessible online at planning4la.org/hearings. Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Testimony And Correspondence - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission 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 at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning4la.org/hearings and selecting the specific Commission.

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. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (213) 978-1299, the Commission Office Main Line at (213) 978-1300 or by email at cecilia.lamas@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation 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.