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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
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PATRICE Y. LATTIMORE  
DIVISION MANAGER

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Case No. CPC-2016-3479-GPA-VZC-HD-SPR-1A  
ENV No. ENV-2016-3480-EIR (SCH. 2017031007)  
Council District 14

June 12, 2020

## **NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND INTERESTED PARTIES WITHIN A 100-FOOT RADIUS**

You are hereby notified that the Los Angeles City Council will hold a public hearing **telephonically** on **Tuesday, June 30, 2020** at approximately **10:00 AM** or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Draft and Final Environmental Impact Report (EIR) and Errata, Mitigation Measures, Mitigation Monitoring Program (MMP), and related California Environmental Quality Act findings, reports from the Los Angeles City Planning Commission (LACPC) and Mayor; Resolution relative to a General Plan Amendment to the Central City North Community Plan to change the Land Use Designation of the site from Heavy Industrial to Commercial Industrial land use; draft Ordinance effectuating a Vesting Zone Change and Height District Change from M3-1-RIO to (T)(Q)CM-2D-RIO and Appeal filed by Fred Gaines, Blue Arch Investments, Inc. from the determination of the LACPC in finding that no subsequent EIR is required and approving the Site Plan Review for the Project Site currently developed with a surface parking lot, an open-air warehouse shed to be incorporated into the new development, and a 4,000 square foot manufacturing building to be demolished; the Project proposes a new residential and commercial development including 110 live/work units, including 11 restricted affordable units, and 113,350 square feet of creative office, 50,848 square feet of new commercial space (that may include retail and/or restaurant floor area) and 8,114 square feet of covered ancillary space; the Project would consist of three buildings built on top of three levels of subterranean parking containing 479 parking spaces and a 6-story office building which would be located on the eastern half of the site while the remaining western half contains an approximately 30-foot tall existing shed that will be adaptively reused as part of the two-level retail component fronting Bay Street; an 11-story structure fronting Sacramento Street would contain the Live/Work Units; the maximum building height is 139 feet and its proposed 287,137 square feet of floor area generates a Floor Area Ratio of 3.9:1 for the properties located at 2110 and 2130 East Bay Street and 2141 East Sacramento Street, subject to Conditions of Approval. (The project was assessed in the previously certified Bay Street Mixed-Use Project EIR, which includes the Draft EIR, No. ENV-2016-3480-EIR (SCH No. 2017031007) dated November 2018, the Final EIR, dated April 2019, and the Errata, dated October 2019, certified on April 26, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project.)

Applicant: Albert Taban, Bay Capital Fund LLC  
Representative: Jim Ries, Craig Lawson and Co., LLC

Related Case No. VTT-74564-1A

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the City Council meeting will be conducted entirely telephonically.

CITY COUNCIL MEETINGS ARE BROADCAST LIVE ON CABLE TELEVISION CHANNEL 35 AND ON THE INTERNET AT: [HTTPS://WWW.LACITY.ORG/GOVERNMENT/FOLLOW-MEETINGS/CITY-COUNCIL-MEETINGS](https://www.lacity.org/government/follow-meetings/city-council-meetings). LIVE COUNCIL MEETINGS CAN ALSO BE HEARD AT: (213) 621-CITY (METRO), (818) 904-9450 (VALLEY), (310) 471-CITY (WESTSIDE) AND (310) 547-CITY (SAN PEDRO AREA)

Members of the public who wish to offer public comment to the Council should call 1(669) 254 5252 and use Meeting ID No. 160 535 8466 and then press #. Press # again when prompted for participant ID.

If you are unable to telephone-in at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted at: [www.LACouncilComment.com](http://www.LACouncilComment.com)

In addition, you may view the contents of Council file No. 20-0105-S1 by visiting: <http://www.lacouncilfile.com>

Please be advised that the Los Angeles City Council reserves the right to continue this matter to a later date, subject to any time limit constraints.

<b>For inquiries about the project, contact City Planning staff:</b>		
Sergio Ibarra	(213) 473-9985	<a href="mailto:sergio.ibarra@lacity.org">sergio.ibarra@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>		
Leyla Campos	(213) 978-1078	<a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

Leyla Campos  
Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed 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 delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.