



NOTICE OF PUBLIC HEARING AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

To Owners:

- ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants:

- ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☒ Interested Parties/Others

And:

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 attendance at the hearing is optional.**

Project Site: 2025 Avenue of the Stars

Case Nos.: ZA-2017-1875-ZAD

CEQA No.: ENV 2008-4950-EIR SCH No. 2009061084

Hearing Held By: Zoning Administrator

Date: September 29, 2017

Time 9:30 a.m.

Place: Los Angeles City Hall Room 1020
200 N. Spring St. Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)

Staff Contact: Sergio Ibarra, Planning Associate
200 N. Spring Street, Room 750
Los Angeles, CA, 90028
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(213) 978-1333

Council No: 5 – Paul Koretz

Related Case(s): n/a

Plan Area: West Los Angeles Community Plan

Existing Zone: C2-2-O

Plan Overlay: West Los Angeles
Transportation Improvement
and Mitigation, Century City
North

Land Use: Regional Center Commercial

Applicant: Partners, LLC

Representative: Mark Armbruster, Armbruster
Goldsmith & Delvac LLP

PROPOSED PROJECT:

A request to permit shared parking of the project's commercial uses which includes the existing 16-story Hyatt Regency Century Plaza Hotel, constructed in 1966 and its ancillary retail and restaurant uses. On August 23, 2012, the City Planning Commission approved Case No. CPC-2008-4953-CU-CUB-DA-ZAA-SPP-SPR-GB for the redevelopment of the project site to retain and rehabilitate the hotel building containing hotel, residential, retail and restaurant uses and construction of two 46 story residential tower buildings primarily located west of the hotel and containing approximately 79,185 square feet of retail space and 14,655 square feet of restaurant space and a publicly accessible plaza surrounded by ground level retail and restaurant uses.

REQUESTED ACTION(S):

1. Pursuant to Los Angeles Municipal Code Section (LAMC) 12.24.X.20, a Zoning Administrator's Determination to permit shared parking of the project's commercial uses.
2. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164, in consideration of the whole of the administrative record; find that the project was assessed in the previously certified EIR No. ENV-

2008-4950-EIR, SCH No. 2009061084, and no subsequent EIR, or Addendum is required for approval of the project.

The Zoning Administrator will take testimony regarding:

ENV-2008-4950-EIR:

1. Based on the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No ENV-2008-4950-EIR (SCH No. 2009061084), certified on August 1, 2012 and pursuant to CEQA Guidelines, Sections 15162 and 15164, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project.

ZA-2017-1875-ZAD:

1. Pursuant to Los Angeles Municipal Code Section (LAMC) 12.24.X.20, a Zoning Administrator's Determination to permit shared parking of the project's commercial uses.

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

GENERAL INFORMATION

FILE REVIEW - The complete file including the Final Environmental Impact Report (FEIR) or the documents referenced in the EIR are available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

DIVISION OF LAND – Please note that the Staff Report will be available on-line seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Staff Reports are hyperlinked to the case numbers on the hearing schedule.

EIR CERTIFICATION: An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. The EIR for the Proposed Project is comprised of three parts, the Initial Study, Draft EIR, and Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 45 day public review period from July 21, 2011 to September 6, 2011. The EIR for the Century Plaza Project, including the Draft EIR and Final EIR, was certified by the City of Los Angeles in August 1, 2012. The EIR will be submitted to the Zoning Administrator for requested adoption and action on the Project.

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 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 testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

Regular Submissions - Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original** plus **(3) copies**, and follow the size guidelines above.

Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

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, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

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. 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. 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.