



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
- And:**
- Interested Parties/Others

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: 1240-1260 S. Figueroa Street & 601 W. Pico Boulevard, Los Angeles, CA 90015
Additional Locations for Proposed Sign District: 1300 S. Figueroa Street, 535 W. Pico Boulevard, 520-638 W. Pico Boulevard, 1220-1308 S. Flower Street, & 1309-1315 S. Flower Street

Case Nos.: VTT-74239;
CPC-2016-4219-GPA-ZC;
CPC-2016-4220-SN; and
CPC-2016-2595-DA-CU-MCUP-CUX-SPR

CEQA No.: ENV-2016-2594-EIR, SCH. No. 2016121063

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

Date: **February 7, 2018**

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: Milena Zasadzien, City Planner
200 N. Spring St., Room 750
Los Angeles, CA 90012
milena.zasadzien@lacity.org
(213) 978-1360

Council No: 14 - Huizar

Related Case(s): none

Plan Area: Central City

Zone: *Existing:* [Q]R5-4D-O; C2-4D-O
Proposed: (T)(Q)C2-4-SN

Plan Overlay: City Center Redevelopment
Project

Land Use: *Existing:* High Density Residential
and Regional Commercial
Proposed: Regional Commercial

Applicant: City of Los Angeles and
Lightstone DTLA, LLC

Representative: James E. Pugh, Esq. /
Sheppard Mullin Richter and
Hampton, LLP

PROPOSED PROJECT:

The Fig+Pico Conference Center Hotels Project is a proposed mixed-use development with up to 1,162 guest rooms and 13,145 square feet of ground-floor retail/restaurant uses within two hotel towers ("Hotel A/B Tower" and "Hotel C Tower"), totaling up to 506,682 square feet of floor area on an approximately 1.22-acre site (9.9:1 FAR). The Hotel A/B Tower would include up to 820 hotel guest rooms, 11,000 square feet of ground-floor retail/restaurant uses, and podium parking for all three hotels within a 42-story, 529-foot tower on the northeast corner of S. Figueroa Street and W. Pico Boulevard. The Hotel C Tower would include up to 342 guest rooms and 2,145 square feet of ground-floor retail/restaurant uses in a 25-story, 326-foot tower located on the northwest corner of W. Pico Boulevard and S. Flower Street. An existing 27,800-square-foot two-story commercial building with surface parking would be demolished.

A City-initiated Sign District would also be implemented on the Project Site and on certain surrounding parcels along S. Figueroa Street, W. Pico Boulevard, and S. Flower Street.

REQUESTED ACTION(S):

The Advisory Agency will consider:

ENV-2016-2594-EIR

1. The Advisory Agency shall consider the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, ENV-2016-2594-EIR (SCH No. 2016121063), dated September 2017, and the Final EIR, dated January 2018 (Fig+Pico Conference Center Hotels EIR), as well as the whole of the administrative record; and

VTT-74239

2. Pursuant to Section 17.15 of the Municipal Code, a **Vesting Tentative Tract Map** for the subdivision of an approximately 1.22-acre (52,948 square foot) site into 18 lots (2 master lots and 16 airspace lots) for a mixed-use hotel development.

The City Planning Commission and City Council will consider:

ENV-2016-2594-EIR

1. The City Planning Commission and City Council shall consider the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, ENV-2016-2594-EIR (SCH No. 2016121063), dated September 2017, and the Final EIR, dated January 2018 (Fig+Pico Conference Center Hotels EIR), as well as the whole of the administrative record.

CPC-2016-4219-GPA-ZC

2. Pursuant to Section 555 of the City Charter and Section 11.5.6 of the Municipal Code, a City-initiated **General Plan Amendment** to the Central City Community Plan to redesignate a portion of the site (three parcels at 601 W. Pico Boulevard) from the High Density Residential to Regional Commercial land use;
3. Pursuant to Section 12.32 of the Municipal Code, a City-initiated **Zone Change and Height District Change** from [Q]R5-4D-O and C2-4D-O (Multiple Dwelling Zone and Commercial Zone, Height District 4 with Development Limitations, Oil Drilling District) to (T)(Q)C2-4-SN (Commercial Zone, Height District 4, Sign District);

CPC-2016-4220-SN

4. Pursuant to Section 13.11 of the Municipal Code, a City-initiated **Sign District** (-SN Supplemental Use District) for a comprehensive set of sign regulations, along portions of Figueroa Street, Pico Boulevard, and Flower Street;

CPC-2016-2595-DA-CU-MCUP-CUX-SPR

5. Pursuant to Sections 65865-65869.5 of the California Code, a **Development Agreement** between the Developer and the City of Los Angeles;
6. Pursuant to Section 12.24-W.24 of the Los Angeles Municipal Code, a **Conditional Use Permit** for a hotel located within 500 feet of an R residential zone;
7. Pursuant to Section 12.24-W.19 of the Los Angeles Municipal Code, a **Conditional Use Permit** for floor area ratio averaging in a unified mixed-use development in the C2 Zone;
8. Pursuant to Section 12.24-W.1 of the Los Angeles Municipal Code, a **Master Conditional Use Permit** to allow for the sale and dispensing of a full line of alcoholic beverages for on-site consumption;
9. Pursuant to Section 12.24-W.18 of the Los Angeles Municipal Code, a **Conditional Use Permit** to allow live entertainment and dancing; and
10. Pursuant to Section 16.05 of the Municipal Code, a **Site Plan Review** for a development project that creates 50 or more guest rooms and/or 50,000 gross square feet of non-residential floor area.

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-makers 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.

At the Hearing, the Advisory Agency may make a decision on the Vesting Tentative Tract Map component of the project or may place the Tract Map under advisement. After the hearing, the Hearing Officer will prepare a report, including a recommendation, on the General Plan Amendment, Zone and Height District Change, Sign District, Development Agreement, Conditional Uses, and Site Plan Review components of the project, which will be considered by the initial decision maker, the City Planning Commission, at a *tentative* date of **March 8, 2018**. The *tentative date* may change, and if you would like to be notified of the City Planning Commission meeting date, please contact the staff planner listed above to receive future notices or for a copy of the recommendation report, which is released approximately one week prior to the scheduled City Planning Commission meeting.

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 9:00 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.** Copies of the FEIR are also available at the following Library Branches:

- Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- Little Tokyo Branch Library, 203 South Los Angeles Street, Los Angeles, CA 90012
- Felipe de Neve Branch Library, 2820 West Sixth Street, Los Angeles, CA 90057
- Pico Union Branch Library, 1030 South Alvarado Street, Los Angeles, CA 90006

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 two parts, the Draft EIR and the 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 an extended 47-day public review period from September 14, 2017 to October 30, 2017. The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to input received on the Draft EIR. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be provided to the decision-makers as part of the staff report for the project. The EIR will be submitted to the Advisory Agency, City Planning Commission, and City Council for requested certification 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 akenized 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 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.



LEGAL: SEE APPLICATION.

C.D. 14
 C.T. 2079.00
 P.A. CENTRAL CITY

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 (626) 441-8850

HEARING NOTICE AND E.I.R. NOTICE OF AVAILABILITY

CASE NO.
 DATE: 08-17-2017
 SCALE: 1" = 100'
 USES: FIELD
 D.M. 126 A 207, 126 A 205,
 124.5 A 207, 124.5 A 205
 T.B. PAGE: 634 GRID: D-5