



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

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 Deputy Advisory Agency 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: 11355 and 11377 West Olympic Boulevard, Los Angeles, 90064

Case Nos.: CPC-2016-1462-GPA-ZC-HD-CU-SPR;
CPC-2016-3880-DA
CEQA No.: ENV-2016-1463-EIR
Hearing Held By: Hearing Officer and Deputy Advisory Agency
Date: Wednesday, June 27, 2018
Time 10:30 a.m.
Place: Los Angeles City Hall
200 N. Spring St. Los Angeles, CA 90012
Room 1020
(Please use the 201 N. Main Street entrance)
Staff Contact: Kathleen King, City Planning Associate
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
kathleen.king@lacity.org
(213) 847-3746

Council No: 11 – Bonin
Related Case(s): VTT-74399-CN
Plan Area: West Los Angeles
Existing Zones: [Q]C2-1
Proposed Zone: (T)(Q)C2-2D
Plan Overlay: N/A
Existing Land Use: General Commercial
Proposed Land Use: General Commercial
Applicant: Westside Campus, LLC
Representative: Marcos Velayos, Park & Velayos, LLP

PROPOSED PROJECT:

The Project involves the renovation of two existing 10-story office towers with 342,078 square feet and the addition of a 120,000 square-foot horizontal expansion that includes connecting the towers on levels 5, 7, and 9; a 2-story podium element that would connect the towers on floors 2 through 3 and; the addition of ground floor dining uses. Additionally, updated outdoor and recreational amenities, including roof gardens and an outdoor recreation deck; and pedestrian improvements along Olympic Boulevard would be provided. The existing two-10 story office towers are connected by a parking structure that includes 3 levels of above-grade and 2 levels of subterranean parking. Development of the Project would increase the buildings' total square footage, adding 115,000 gross square feet of office and 5,000 gross square feet of restaurant use to the existing 330,758 square feet of office and 11,320 square feet of retail. The total square footage would be 462,078 square feet. The height of the existing office towers will remain. Upon completion, the Project would result in a total maximum floor area ratio (FAR) of 3:1.

REQUESTED ACTION(S):

The Deputy Advisory Agency will consider:

ENV-2016-1463-EIR

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the Certification and Adoption of **Environmental Impact Report**, findings and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2016-1462-EIR (SCH No. 2017011045);

VTT-74399-CN

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, **Vesting Tentative Tract Map** No. 74399-CN to permit the merger and subdivision of 156,130 gross square-foot site, in the proposed [T][Q]C2-2D zone into one (1) ground lot and six (6) air space lots for the expansion and redesign of two existing 10-story office towers.

On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding:

ENV-2016-1463-EIR

1. The Hearing Officer will take testimony regarding the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, ENV-2016-1463-EIR (SCH No. 2017011045), dated December 21, 2017, and the Final EIR, as well as the whole of the administrative record.

CPC-2016-1462-GPA-ZC-HD-CU-SPR

2. Pursuant to City Charter Section 555 and LAMC Section 11.5.6, a **General Plan Amendment** to amend Footnote 1 of the West Los Angeles Community Plan Land Use Map to indicate that Height District 2 is applicable to the site.
3. Pursuant to LAMC Section 12.32-F and 12.32-Q, a **Zone and Height District Change** from [Q]C2-1 to (T)(Q)C2-2D to allow:
 - The total floor area of all buildings constructed not to exceed 462,078 square feet.
 - The front yard setback along Olympic Boulevard shall be in compliance with LAMC Section 12.14-C,1 and be zero (0) feet.
 - A minimum of 1,381 off-street parking spaces shall be provided.
4. Pursuant to LAMC Section 12.24-U,14, a **Conditional Use Permit** for a Major Development Project for the addition of more than 100,000 square feet of nonresidential floor area.
5. Pursuant to LAMC Section 16.05, a **Site Plan Review** for a project which results in an increase of 50,000 gross square feet or more of nonresidential floor area.

CPC-2016-3880-DA:

6. Pursuant to California Government Sections 65865-68869.5, the Project Applicant seeks to enter into a **Development Agreement** with the City of Los Angeles.

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, Vesting Zone and Height District Change, Conditional Use Permit and Site Plan Review components of the project, which will be considered by the initial decision maker, the City Planning Commission, at a date to be determined. 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.

GENERAL INFORMATION

FILE REVIEW - The complete file is 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 Vesting Tentative Tract Map 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.

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.

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