



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

NOTICE OF RESCHEDULED PUBLIC HEARING

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.**

THIS IS A NOTICE TO RESCHEDULE THE PUBLIC HEARING BEFORE THE ASSOCIATE ZONING ADMINISTRATOR. ADDITIONS ARE IN UNDERLINE AND DELETIONS ARE IN ~~STRIKEOUT~~. THE NEW DATE AND TIME ARE UNDERLINED BELOW.

Project Site: **1147-1149 and 1153-1155 South Olive Street and 309 West 12th Street (Site 1A)**
[1114-1154 South Grand Avenue and 321 West 12th Street (Site 1)]

Case Nos.: VTT-72702-CN-M1 and
ZA-2018-2852-CU-CUB-ZV-TDR-SPR

CEQA No.: ENV-2014-564-MND-REC1

Hearing Held By: Deputy Advisory Agency and
Associate Zoning Administrator

Date: ~~Wednesday, September 5, 2018~~
Wednesday, September 26, 2018

Time ~~11:00 a.m.~~ 10:45 a.m.

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

Staff Contact: Courtney Shum, City Planner
200 North Spring Street, Room 763
Los Angeles, CA, 90012
courtney.shum@lacity.org
(213) 978-1916

Council No: 14 – Huizar

Related Cases: VTT-72702-CN, ZA-2014-562-
ZV-SPR-TDR, and ENV-2014-
564-MND

Plan Area: Central City

Zone: C2-4D-O and [Q]R5-4D-O

Plan Overlay: N/A

Land Use: Regional Center Commercial and
High Density Residential

Applicant: David Kim, DTLA South Park
Properties Propco II

Representative: Paul Garry, Psomas

PROPOSED PROJECT:

The subject property consists of an approximately 75,740 square-foot lot in the [Q]R5-4D-O Zone (Site 1) and a 18,077 square-foot lot in the C2-4D-O Zone (Site 1A), which was previously approved as a unified mixed-use development. Site 1, located at 1114-1154 South Grand Avenue and 321 West 12th Street, is currently under construction as a 38-story, 536-unit residential mixed-use building with approximately 9,910 square feet of commercial floor area. The project site (Site 1A), located at 1147-1149 and 1153-1155 South Olive Street and 309 West 12th Street constitutes the second phase of the unified development, and will involve the construction, use, and maintenance of a new, 16-story, 121,218 square-foot, mixed-use building with ~~243~~ 258 hotel guest rooms and 4,618 square feet of ground floor retail and restaurant uses. The project will provide a total of approximately ~~55~~ 38 automobile parking spaces.

The project involves the sale and dispensing of a full line of alcoholic beverages at the hotel, restaurant, and retail uses within the proposed mixed-use development at Site 1A, for a total of three establishments. The project proposes the sale and dispensing of a full line of alcoholic beverages for on-site consumption within one, 116,600 square-foot hotel

establishment, wherein alcohol sales and service are proposed within a 1,647 square-foot bar and lounge and 542 square-foot dining area on the second floor, a 3,327 square-foot roof deck, and all guest rooms, with a maximum seat count of 268 seats (122 indoor and 146 outdoor) throughout the proposed hotel. One restaurant establishment containing 2,722 square feet of indoor floor area and 1,348 square feet of outdoor space with 204 seats (115 indoor and 89 outdoor) proposes the sale and dispensing of a full line of alcoholic beverages for on-site consumption. One 1,896 square-foot retail establishment proposes the sale and dispensing of a full line of alcoholic beverages for off-site consumption. The hotel and guest rooms are proposed to operate 24 hours, daily; all other alcohol-serving areas within the hotel, restaurant, and retail uses are proposed to operate from 8:00 a.m. to 2:00 a.m., daily.

REQUESTED ACTIONS:

Under Environmental Case No. ENV-2014-564-MND-REC1, the Deputy Advisory Agency and Associate Zoning Administrator will consider:

1. Based on the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2014-564-MND adopted on March 18, 2015; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum thereto, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project.

Under Case No. VTT-72702-CN-M1, the Deputy Advisory Agency will consider:

2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.11, a Modification to a previously approved Vesting Tentative Tract Map No. VTT-72702-CN to allow for the subdivision of two conventional lots, two master lots, and 29 airspace lots, in conjunction with the construction, use, and maintenance of a maximum of 536 residential condominiums, ~~243~~ 258 hotel guest rooms and additional meeting rooms, and a maximum of 25 commercial condominiums comprised of 14,528 square feet of commercial space.

Under Case No. ZA-2018-2852-CU-CUB-ZV-TDR-SPR, the Associate Zoning Administrator will consider:

3. Pursuant to LAMC Section 12.24-S, a Conditional Use to permit changes to parking requirements not to exceed 20 percent of the requirements otherwise required by the Code, before any included parking reduction for bicycle parking credits;
4. Pursuant to LAMC Section 12.24-W, 1, a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed hotel and restaurant, and the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed retail establishment, within a mixed-use development in the C2-4D-O Zone;
5. Pursuant to LAMC Section 12.27, a Zone Variance to allow more than 40 percent of the required automobile parking stalls to be designed as compact stalls in lieu of the requirements of LAMC Section 12.21-A, 5(c);
6. Pursuant to LAMC Section 14.57, a Transfer of Floor Area Rights of less than 50,000 square feet from the Los Angeles Convention Center (Donor Site) to the Project Site (Receiver Site); and
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates or results in an increase of 50 or more guest rooms.

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

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.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas and Hearing Schedules are accessible online at planning.lacity.org. If this matter is before a Commission, please note that a Recommendation Report will be available on-line seven (7) days prior to the hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Recommendation Reports are hyperlinked to the case numbers on the agendas. **Please note that Recommendation Reports are not prepared for Hearing Officer or Zoning Administrator hearings.**

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. Decision-makers such as Associate Zoning Administrators or Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

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.**

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.

Matters before Commissions:

- **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 identified on the front of this page. In addition, an **original plus six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 532, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Rebuttal Submissions** - All written materials in response to a 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 public hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.
- **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 planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific Commission.

Matters before an Associate Zoning Administrator (AZA) or Hearing Officer: 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.

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 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.