



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 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: 744 South Figueroa Street; 732-756 S. Figueroa Street and 829 W. 8th Street, Los Angeles, California, 90017

Case No: CPC-2016-1950-TDR-SPR; VTT-74197
CEQA No.: ENV-2016-1951-EIR
Hearing Held By: Deputy Advisory Agency/Hearing Officer

Date: **October 24, 2018**

Time **9:30 a.m.**

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

Staff Contact: Jonathan Chang, Planning Assistant
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
jonathan.chang@lacity.org
(213) 847-3625

Council No: 14 - Huizar

Related Cases: N/A

Plan Area Central City

Zone: C2-4D

Plan Overlay: None

Land Use: Regional Center Commercial

Applicant: Kenji Yamamoto, MFA 8th & Figueroa LLC

Representative: Donna Shen Tripp, Craig Lawson & Co, LLC

PROPOSED PROJECT:

The Project proposes to develop a mixed-use project on a 50,335-square-foot site (1.16 gross acres or 1.07 net acres) at 744 South Figueroa Street within the Central City Community Plan area. The Project would provide up to 438 residential units and up to 7,493 square feet of commercial retail and restaurant uses. Additionally, the Project would provide 517 vehicle parking spaces within seven levels, including four subterranean levels with the three above grade parking levels and commercial uses forming a podium. Overall, the new building would comprise up to 424,490 square feet of floor area. To accommodate the Project, the existing surface parking lot, which consists of 221 parking spaces, would be removed.

REQUESTED ACTION(S):

The Deputy Advisory Agency will consider:

ENV-2016-1951-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-2016-1951-EIR (SCH No. 2016101076);

VTT-74197

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, **Vesting Tentative Tract Map No.74197** for the merger and resubdivision of an approximate 50,335 square-foot site (1.16 gross acres or 1.07 net acres) to create one ground lot comprising the entire site, and a Haul Route for the export of 105,000 cubic yards of soil.

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

ENV-2016-1951-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-2016-1951-EIR (SCH No. 2016101076), dated April 26, 2018, and the Final EIR, as well as the whole of the administrative record.

CPC-2016-1950-TDR-SPR

2. Pursuant to LAMC Section 14.5.6, approval of a Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) at 1201 South Figueroa Street for up to 122,480 square feet to the Project Site (Receiver Site) permitting a maximum 8.43:1 FAR in lieu of the maximum permitted 6:1 FAR; and
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which results in 50 or more residential units.

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 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.