



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 are the property owner, applicant, owner and/or applicant's representative, appellant, appellant's representative, or an interested party of the proposed project. 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, if applicable, will be among the matters considered at the hearing. The 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 South Figueroa Street and 829 West 8th Street

**Case No.:** VTT-74197-1A  
CPC-2016-1950-TDR-SPR

**Council No:** 14 – Huizar

**CEQA No.:** ENV-2016-1951-EIR  
(SCH No. 2016101076)

**Related Cases:** None

**Hearing Held By:** City Planning Commission

**Plan Area:** Central City

**Date:** Thursday, January 24, 2019

**Zone:** C2-4D

**Time** After 8:30 a.m.

**Plan Overlay:** None

**Place:** Van Nuys City Hall  
Council Chamber, 2nd Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

**Land Use:** Regional Center Commercial

**Applicant:** Kenji Yamamoto,  
MFA 8<sup>th</sup> & Figueroa LLC

**Staff Contact:** Mindy Nguyen, City Planner  
221 N Figueroa St, Suite 1350  
mindy.nguyen@lacity.org  
(213) 847-3674

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

[cpc@lacity.org](mailto:cpc@lacity.org)

**Appellants:**

- (1) Southwest Regional Council of Carpenters
- (2) Coalition for Responsible Equitable Economic Development (CREED)

**Appellants' Representative:**

- (1) Nicholas Whipps, Wittwer Parking LLP
- (2) Laura del Castillo, Adams Broadwell Joseph & Cardozo

**PROPOSED PROJECT:**

The Project proposes to demolish of an existing surface parking lot for the construction of a new 41-story, 530-foot tall, mixed-use development consisting of 438 residential units and approximately 7,493 square feet of ground floor commercial retail and restaurant uses. The Project would provide 505 automobile parking spaces within four subterranean, and three-above, grade parking levels. Overall, the new building would contain approximately 424,490 square feet of floor area, for a Floor Area Ratio (FAR) of 8.43:1.

## REQUESTED ACTION(S):

The City Planning Commission will consider:

### ENV-2015-1651-EIR

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2016-1951-EIR, SCH No. 2016101076, for the above-referenced project, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required findings for the certification of the EIR;

### VTT-74172-1A

1. An appeal of the Advisory Agency's determination to approve Vesting Tentative Tract Map No. 74197 to permit the merger and resubdivision of an approximate 50,335 square-foot site to create one (1) master ground lot comprising the entire site for condominium purposes, creating a mixed-use development consisting of 438 residential condominiums and five (5) commercial condominiums, and a Haul Route for the export of 95,000 cubic yards of soil.

### CPC-2016-1950-TDR-SPR

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 14.5.6, approval of a Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) located at 1201 South Figueroa Street, for up to 122,480 square feet to the Project Site (Receiver Site), thereby permitting a maximum 8.43:1 FAR, in lieu of the otherwise permitted maximum 6:1 FAR.
2. 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*

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## 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 are accessible online at [planning.lacity.org](http://planning.lacity.org), by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda.

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.**

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission 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 materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. When required, hard copies must 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.

- **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 email 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 272, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Secondary 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 Commission meeting, 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](http://planning.lacity.org) by selecting "Commissions & Hearings" and selecting the specific Commission.

**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](mailto: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.