

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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: ☒ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision is rendered.

Hearing By: Associate Zoning Administrator
Date: Wednesday, January 20, 2016
Time: 1:30 P.M.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Jenna Monterrosa
Phone No.: (213) 978-1377
E-mail: jenna.monterrosa@lacity.org

Case No.: ZA 2015-3169(CUB)
CEQA No.: SCH 1988062220
Incidental Cases: N/A
Related Cases: VTT-66352-M5
Council No.: 14
Plan Area: Central City
Specific Plan: N/A
Certified NC: Downtown Los Angeles
GPLU: Regional Center Commercial
Zone: C2-4D

Applicant: IHG Management
(Maryland), LLC
Representative: Craig Lawson & Co., LLC

PROJECT LOCATION: 899 S. Francisco Street (811, 899 S. Francisco Street; 1000, 1004, 1010, 1016, 1018, 1020, 1026, 1028, 1030 and 1032 W. Eighth Street)

PROPOSED PROJECT: In conjunction with the establishment, use, and maintenance of a 254,532 square-foot, 350-room hotel (Hotel Indigo), a Conditional Use has been requested to permit the on-site sales and dispensing of a full line of alcoholic beverages. In addition to room service and in-room alcohol access cabinets, the hotel will include a restaurant with incidental bar and lounge space, outdoor dining, pool deck, garden area, ballrooms, bar lounge, and meeting rooms. Live entertainment, amplified music and public patron dancing will occur incidental to the hotel use. The hotel is currently under construction and is located on the 101,792 square-foot lot at the northwest corner of Francisco Street and James M. Wood Boulevard.

REQUESTED ACTION: 1) Pursuant to LAMC Section 12.24-W,1, a Conditional Use to permit the on-site sales of a full line of alcohol, in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone; and

2) Pursuant to Section 21166 of the California Public resources Code and Section 15162 of

the State's Environmental Quality Act (CEQA) Guidelines, find that since the certification of the Final EIR and approval of associated Addenda (1 through 6) of SCH 1988062220, no subsequent environmental analysis is necessary.

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 maker 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.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to:

Los Angeles City Planning Department,
Expedited Processing Section,
200 N. Spring Street, Room 721,
Los Angeles, CA 90012 (attention: Jenna Monterrosa).

REVIEW OF FILE: [ZA 2015-3169\(CUB\)](#), including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call Jenna Monterrosa at [\(213\) 978-1377](#) several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

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. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

Puede obtener información en español acerca de esta junta llamando al (213) 978-1908