



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:** 949 South Hope Street

**Case No.:** ZA-2017-4610-CU-MCUP-SPR

**CEQA No.:** ENV-2017-3933-CE

**Hearing Held By:** Office of Zoning Administration

**Date:** June 27, 2018

**Time** 12:30 p.m.

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

**Staff Contact:** Will Huguen, Planning Assistant  
200 N. Spring St., Room 763  
Los Angeles, CA 90012  
william.hughen@lacity.org  
(213) 978-1182

**Council No:** 14 – Huizar

**Related Cases:** None

**Plan Area** Central City

**Zone:** [Q]R5-4D

**Plan Overlay:** None

**Land Use:** High Density Residential

**Applicant:** Forest City Southpark Two, LLC

**Representative:** Jerry Neuman and Andrew Brady, DLA Piper LLP

**PROPOSED PROJECT:**

Demolition of an existing three-story office building and the construction, use, and maintenance of a 251,222 square-foot, 27-story, residential tower with 236 residential apartment units and 10,010 square feet of ground floor commercial space (6,699 square feet indoors and 3,311 square feet outdoors). The proposed project includes 179 automobile parking spaces, 138 long-term bicycle parking spaces, and 30 short-term bicycle parking spaces.

**REQUESTED ACTIONS:**

1. Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, and City CEQA Guidelines Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Guidelines Section 15300.2, applies;
2. Pursuant to LAMC Section 12.24 W.24(c), a Conditional Use to allow a transient occupancy residential structure in the R5 Zone;
3. Pursuant to LAMC Section 12.24 S, a 20% reduction in parking requirements;
4. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit (MCUP) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with one (1) proposed restaurant and to allow for the sale and dispensing of beer and wine only for on-site consumption in conjunction with two (2) proposed restaurants, for a total of three (3) restaurants. All restaurants seeking to utilize the requested MCUP would have maximum hours of operation from 7:00 a.m. to 2:00 a.m., daily, with a combined floor area of 10,010 square feet consisting of 6,699 square feet indoors and 3,311 square feet outdoors; and

5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in a net increase of 50 of more residential units.

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*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 and Hearing Schedules are accessible online at [planning.lacity.org](http://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](http://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.

**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

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