



ADMINISTRATIVE REVIEW

REDEVELOPMENT PROJECT AREA – CITY CENTER

Administrative Review and Referral

RELATED CODE SECTION: Los Angeles Municipal Code Section (LAMC) 11.5.14 establishes the process and procedures for implementing the Redevelopment Plan.

PURPOSE: This Administrative Review and Referral form determines the appropriate review process for proposed Projects within a Redevelopment Project Area. Proposed development activity within Redevelopment Project Areas must conform to the Land Uses Permitted in the Project Area Section of respective Redevelopment Plan.

GENERAL INFORMATION

- A Redevelopment Plan Project (Project) includes any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan, that includes the issuance of a building, grading, demolition, sign or change of use permit. Refer to 11.5.14 for the full definition.
- Permitted Land Uses, see Section 500 of the City Center Redevelopment Plan. Visit Planning4LA.org to review the City Center Redevelopment Plan.
- Review process options available:
 - Administrative Review – Redevelopment Plan
 - Administrative Review – Design for Development
 - Project Compliance
 - Project Adjustment

1. APPLICANT INFORMATION

Applicant Name Hope Street 1, LLC

Address 1434 East Oak Avenue

City El Segundo State CA Zip Code 90245

Telephone (310) 204-3500 Email jason@three6ixty.net

2. PROJECT BACKGROUND

Project Address 1130 S. Hope Street, Los Angeles, CA 90015

Assessor Parcel Number 5139-021-004 Existing Zoning [Q]R5-4D-O

Project Type:

- | | | |
|--|--|--|
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Addition | <input type="checkbox"/> Exterior Alteration |
| <input type="checkbox"/> Interior Alteration | <input type="checkbox"/> Demolition | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Use of Land | <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Grading |

Project Description (include any additional requested entitlements) The new construction, use, and maintenance of an 11-story, 61,310 SF hotel, consisting of 144 guest rooms, 378 SF of ground-floor retail space and 56 on-site parking spaces. A Transfer of Development Rights to permit a Transfer of Floor Area of 14,336 SF to the subject property. A Zoning Administrator's Adjustment to permit a reduction in the required southerly side yard to zero feet, in lieu of the otherwise required 14 feet for an 11-story building in the R5 zone. Site Plan Review to permit the construction of 144-guest room hotel with 378 SF of retail uses and 56 parking spaces.

Eligible or Identified Historic Resource (refer to <http://zimas.lacity.org/> and <https://historicplacesla.org> check one below)

Yes No

Lot Area 7,829 SF (per survey) Project FAR 7.84:1

Current Use Vacant Proposed Use Hotel/Retail

Existing Residential sq.ft. 0 Proposed Residential sq. ft. 60,932 SF

Existing Non-Residential sq.ft. 0 Proposed Non-Residential sq. ft. 378 SF

Number of new residential units 0

Number of residential units to remain 0

Number of residential units to be demolished 0

Building Permit No. (if applicable) TBD

Environmental Review Project is Ministerial – Environmental Review Not Required

Not Yet Filed Filed (Indicate case number) _____

FLOOR AREA RATIO (FAR) CALCULATION

Use the following definitions to calculate your FAR.

“Floor Area Ratio” means the ratio of the total of the Floor Area of all buildings on a Parcel Area to the Parcel Area.

“Floor Area” means that area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.

“Parcel Area” means the area of a parcel not including any portion of the parcel that will be, upon the completion of the development, subject to a public street, highway or sidewalk right-of-way or easement, whether by dedication, tract map recordation, public acquisition or other means, provided, however, that the term Parcel Area shall include areas set aside or used as part of an inter-structural connecting pedestrian way or walkway system.

3. CHECKLIST - City Center Redevelopment Plan

Complete the following checklist using the terms listed below. To see the full list of defined terms reference LAMC Section 11.5.14. To complete the checklist please refer to the corresponding Section of the Redevelopment Plan. The Redevelopment Plans are available on the City Planning website at Planning4LA.org.

- **N/A - Not Applicable:** This Redevelopment Plan Section does not apply to the proposed Project. No further action is required.
- **YES - Conforms:** The proposed Project conforms to the Redevelopment Plan section. The proposed Project may require Project Compliance. Not all Redevelopment Plans require additional action.
- **NO - Does Not Conform:** The proposed Project DOES NOT conform to the Redevelopment Plan section. The proposed Project will require a Project Adjustment. Alternatively, modify the proposed Project and resubmit this form demonstrating compliance with the Redevelopment Plan.

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
501. General Controls and Limitations	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	Shows conformance
502. Redevelopment Plan Map • Input the Redevelopment Plan Land Use Designation (if applicable)	Commercial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Residential and [Q]R5-4D-O
503.1 Commercial Uses • Input the City Zone designation	[Q]R5-4D-O	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
503.2. Residential Uses • Input the City Zone designation	[Q]R5-4D-O	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Sec. 503.4 proposed hotel and retail permitted
503.3. Industrial Uses • Input the City Zone designation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
503.4. Commercial Uses within Residential Areas • Findings Required - Project Compliance • Refer to Criteria 1-4	LAMC 12.22.A.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed hotel, Commercial Use permitted in Residential Areas per [Q]R5-4D-O
503.5. Commercial Uses within Industrial Areas • Findings Required - Project Compliance • Refer to Criteria 1-4		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
503.6. Residential Uses within Commercial Areas • Findings Required - Project Compliance • Refer to Criteria 1-5		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
503.7. Residential Uses within Industrial Uses • Findings Required - Project Compliance • Refer to Criteria 1-5		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
504.1. Public Uses • Findings Required if other use – Project Compliance • Refer to Criteria 1-4	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
504.2. Public Street Layout, Rights-of-Way and Easements	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	Show conformance
504.3. Other Open Space, Public and Quasi-Public Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
505. Interim Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
506. Nonconforming Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
507. New Construction and Rehabilitation of Properties	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	Show conformance
508. Development Areas	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	South Park
508.1 Historic Downtown Development Area • Input Proposed Use		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
508.2 City Markets Development Area • Input Proposed Use		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
508.3 South Park Development Area • Input Proposed Use	Hotel/Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed hotel use with ground floor retail permitted in the South Park Development Area

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
509. Limitation on Type, Size and Height of Buildings	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	Show conformance
512.1 Maximum Floor Area Ratios <ul style="list-style-type: none"> Input Proposed FAR (e.g., 6:1) Refer to Redevelopment Plan Section 	7.84:1 (TDR requested)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed 7.8:1, maximum permitted is 6:1 per [Q]R5-4D-O
512.2 Exemption from Maximum Floor Area Ratios for Rehabilitation and/or Remodeling of Existing Buildings		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
512.3 Exemption from Maximum Floor Area Ratios for Replacement of Existing Buildings		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
512.4 Higher Maximum Floor Area Ratios through Transfer of Floor Area	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	Show conformance, see Sec. 512.6
512.5 Procedures for Effectuating Transfers of Floor Area Ratio for Transfers of 50,000 square feet of Floor Area or More <ul style="list-style-type: none"> Complete CP-3531 Form Findings Required – Section 512.4, Criteria 1-5 		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
512.6 Procedures for Effectuating Transfers of Floor Area Ratio for Transfers of less than 50,000 square feet of Floor Area <ul style="list-style-type: none"> Complete CP-3530 Form Findings Required – Redevelopment Plan Section 512.4, Criteria 1-5 Findings Required – Redevelopment Plan Section 520 	Form CP-3530 completed and signed by DCP. Findings provided in Attachment A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approx. calculation $(60,932+378)-46,974=14,336$ floor area needed Must file TDR (TFAR) per LAMC Sec.14.5.7
512.7 Higher Maximum Floor Area Ratios for Mixed Commercial/Residential Developments	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
513. Open Space, Landscaping, Light, Air and Privacy	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	Show conformance
514. Signs, Billboards and Skyline Signage <ul style="list-style-type: none"> Check Sign DFD if applicable 		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A, no sign currently proposed
515. Utilities	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	Show conformance
516. Parking and Loading Facilities	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	Show conformance
517. Setbacks	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	Show conformance

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
518. Incompatible Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
519. Resubdivision of Parcels	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
520. Variations	<i>Applicant must review this Redevelopment Plan section. Findings in this Section must be prepared for any sections of this Form checked "NO" unless the Project is modified.</i>				Per LAMC Sec. 14.5.7
523. Variances, Conditional Use Permits, Building Permits, and Other Land Development Entitlements	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	ZA-2020-3656-TDR-ZAA-SPR
524. Buildings of Architectural and Historic Significance	<i>Refer to Survey LA.</i>	-	-	-	N/A - vacant lot

4. PROJECT REVIEW REQUIREMENTS

SUBMITTAL PACKAGE (check all that apply)

- A. Administrative Review for the Redevelopment Plan**
The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for the Administrative Review and Referral Form, listed in the Administrative Review Instruction (CP-3540)

NOTE: For an Administrative Review clearance, the project must conform to the Land Uses Permitted in the Project Area section of the relevant Redevelopment Plan, and if applicable the Administrative Review and Referral Design for Development.

- B. Administrative Review for the Design for Development (DFD)**
The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for Design for Development, listed in the Administrative Review Instruction (CP-3540)

- C. Project Compliance and/or Project Adjustment**
The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for *Project Compliance and/or Project Adjustment*, listed in the Administrative Review Instruction (CP-3540)

All forms and related materials shall be submitted to the Development Services Center Redevelopment Plan Unit.

- CITY STAFF USE ONLY -

NOTE: Signature below only indicates that the Redevelopment Plan Unit staff reviewed proposed project. All official clearances are noted on the clearance summary sheet for issuance of a permit from LADBS on PCIS, including Administrative Sign-Off/Approval.

ADDITIONAL STAFF NOTES

TDR (TRANSFER OF FLOOR AREA) PER LAMC SEC.14.5.7 MUST BE USED TO EXCEED FAR LIMIT. Per Sec. 502 and Sec.503.4, hotel and ground floor retail is permitted. Report to show conformance to the City Center Redevelopment Plan as described in the checklist. See attached letter dated 11/12/2014 regarding the applicability of the Residential Hotel DFD. Administrative Review only, no fees.

CASE NUMBER: ZA-2020-3656-TDR-ZAA-SPR

Section 5 - ADMINISTRATIVE REVIEW – Project Conforms to Plan. No Referral Required – Section 6 N/A. No fee is collected.		
Staff Signature	Date <i>Revised 11/17/2020</i>	Phone Number
Print Name	Giselle Corella	Email planning.redevelopment@lacity.org

Section 6 - PROJECT PLANNING REFERRAL - Choose one: If Project Compliance or Project Adjustment is required. Please collect required fee(s) prior to filing.		
<input type="checkbox"/> Project Compliance Required	<input type="checkbox"/> Project Adjustment Required	
INITIAL REVIEW BY		
Staff Signature	Date	Phone Number
Print Name	Email	



DATE / November 12, 2014

FILE CODE /

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Barbara J. Schultz
Legal Aid Foundation of Los Angeles
1102 Crenshaw Boulevard
Los Angeles, CA 90019

Re: *Wiggins, et al. v. Community Redevelopment Agency of Los Angeles, et al., Los Angeles Superior Court, Case Nos. BC 276472 (r/t BC 277539): Confirming Letter re Status of Property Located at 1130 S. Hope St*

Dear Barbara:

This letter is to confirm our mutual understanding regarding characterization of the residential property located at 1130 S. Hope Street, Los Angeles under that certain Wiggins Settlement Agreement dated as of August, 2006 and executed by the City of Los Angeles, The Community Redevelopment Agency of the City of Los Angeles, predecessor to CRA/LA, and the various Wiggins plaintiffs (the "Settlement Agreement"). Attachment 2A (Residential Hotel Units), line 96 and Attachments 2B and 3 (CRA Rent Schedule Project-Downtown Los Angeles City Center), line 68 lists 1130 S. Hope Street as a Residential Hotel/SRO Units. Section 4.D.4. of the Settlement Agreement provides that the Wiggins Plaintiffs and CRA/LA can mutually agree to remove a property from the above lists. The parties have mutually agreed that 1130 S. Hope Street shall be deleted from Attachments 2A, 2B and 3 and that the owner of 1130 S. Hope Street will not be obligated for replacement housing in Section 2 of the Settlement Agreement.

Section 4 of the Settlement Agreement contains certain obligations of CRA/LA to preserve units for Low-Income Households in the City Center Project Area. Attachment 5 lists properties that are subject to the provisions of Section 4 of the Settlement Agreement. Attachment 5 (Lists of Units to be Preserved), Line 66 lists 1130 S. Hope Street as a property subject to provisions of the Settlement requiring preservation of units housing Low-Income Households. The parties agree that 1130 S. Hope Street is subject to Section 4 of the Settlement Agreement, however, as a result of the financial assistance provided by the owner of 1130 S. Hope Street to a nonprofit housing developer developing affordable units in the City Center Project Area, CRA/LA and the City Center Project Area will not suffer any net loss of affordable units due to the future development of 1130 S. Hope Street.

The parties acknowledge that promptly following the acknowledgment of the Wiggins Plaintiffs below, CRA/LA shall clear the building permit for 1130 S. Hope Street to allow the development of the 1130 S. Hope Street property.

Sincerely,



Steve Valenzuela
Chief Executive Officer

I affirm this understanding.



Barbara J. Schultz
Attorney for Wiggins Plaintiffs

cc: Thomas H. Webber, Goldfarb & Lipman
CRA/LA Records Dept.