



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.**

CORRECTED NOTICE: NEW DATE/TIME

Project Site: 813-815 West Olympic Boulevard; 947-951 S. Figueroa Street, Los Angeles, CA 90015

Case No.: CPC-2015-4557-MCUP-CUX-TDR-SPR-DD

Council No: 14 – Huizar

CEQA No.: ENV-2015-4558-EIR

Related Cases: VTT-73966-1A

Hearing Held By: Los Angeles City Planning Commission

Date: ~~January 9, 2020~~
NEW DATE: February 13, 2020

Plan Area: Central City

Time **After 8:30 AM**

Zone C2-4D

Place: Los Angeles City Hall
200 N. Spring St. Room 340; Los Angeles,
CA 90012
(Please use the 201 N. Main Street
entrance)

Staff Contact: Sergio Ibarra, City Planner
200 North Spring St., Suite 721
Los Angeles, CA 90012
sergio.ibarra@lacity.org
(213) 473-9985

Plan Overlay: None

Land Use: Regional Center Commercial

Applicant: Olymfig26, LLC

Representative: Psomas (Anne Williams)

DEC 23 2019

STATE CLEARINGHOUSE

PROPOSED PROJECT:

The Project includes demolition and removal of all existing development on the Project Site and development of a single 57-story high-rise building containing up to 65,074 square feet of retail/commercial space (in three stories); 33,498 square feet of office space (in six stories); 10,801 square feet of hotel conference center/ballroom space (on one story); 8,448 square feet of residential condominium amenities (on the same story as the hotel conference center); 373 hotel rooms (216,065 square feet in 17 stories, including lobby/amenities level); 374 residential condominium units (435,731 square feet in 24 stories); and 9,556 square feet of penthouse amenity area (in two stories) for a project total of 779,173 square feet of total floor area. A six-level subterranean parking garage would be located beneath the building, and eight levels of above ground parking would be provided within the podium level of the building. Six levels of the above ground parking would be wrapped with office uses on the Olympic Boulevard street frontage. Two additional stories dedicated to mechanical facilities would also be included in the proposed structure. The project proposes a floor area ratio (FAR) of up to 13:1.

REQUESTED ACTIONS

The City Planning Commission took the following actions at the October 10, 2019 meeting:

ENV-2016-4889-EIR

1. **FOUND**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Olympic Tower Environmental Impact Report (EIR), which includes the Draft EIR, No. ENV-2015-4558-EIR (SCH No. 2016061048) dated October 4, 2018, the Final EIR, dated August 14, 2019, and the Errata, dated September 2019, certified on August 28, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the project;

CPC-2015-4557-TDR- MCUP-SPR-DD

2. **Recommended** that the TFAR request be continued to a date uncertain, following the Agency Board's action on the requested TFAR Transfer Plan and Public Benefits Payment;
3. **Approved a Master Conditional Use** to permit for a full line of alcoholic beverages for on-site consumption within up to 16 premises and up to four premises for off-site consumption;
4. **Approved a Conditional Use Permit** to allow dancing within the commercial uses;
5. **Approved a Director's Decisions** to allow less than one on-site tree per four residential dwelling units (63 trees in lieu of 94 trees);
6. **Approved a Director's Decision** to allow short-term bicycle parking inside a building and short-term and long-term bicycle parking on a level other than the ground floor or nearest floor to the ground floor in a parking garage;
7. **Approved a Site Plan Review** for a project resulting in an increase of 50 or more dwelling units or guest rooms;

The City Planning Commission will consider the following entitlement, as continued from the October 10, 2019 meeting:

CPC-2015-4557-MCUP-CUX-TDR-SPR-DD:

8. Pursuant to LAMC Sections 14.5.6 and 14.5.8 through 14.5.12, a Transfer of Floor Area Rights (TFAR) Application for the transfer of greater than 50,000 square feet of floor area to the Project Site from the City of Los Angeles, including its Convention Center. Approval of the TFAR would result in a FAR of up to 13:1 in lieu of 6:1 FAR and up to 779,173 square feet of total floor area;

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 are accessible online at planning.lacity.org, by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

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 an Appeal 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 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 agendized 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.