



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: 213 South Spring Street, 200-210 South Broadway, and 232-238 West 2nd Street

Case Nos. CPC-2016-3808-VZC-CDO-DD-SPR
VTT-74320
CEQA No. ENV-2016-3809-EIR
(SCH No. 2017011062)
Held By: Deputy Advisory Agency and Hearing
Officer for the City Planning Commission
Date: November 20, 2019
Time: 9:30 a.m.
Place: Los Angeles City Hall
200 N. Spring St. Room 1020
Los Angeles, CA 90012
(Please use the 201 N. Main Street
entrance)
Staff Kathleen King, City Planning Associate
Contact: 221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
kathleen.king@lacity.org
(213) 847-3624

Council District: 14 - Huizar

Related Cases: None

Plan Area Central City
Existing Zone: [Q]C2-4D-CDO-SN
Proposed Zone: C2-4D-CDO-SN
Plan Overlay: None
Land Use: Regional Center Commercial

Applicant: Carl Cade
CA-LATS South, LLC
Representative: Winston Stromberg
Latham & Watkins, LLP

Governor's Office of Planning & Research

OCT 31 2019

STATE CLEARINGHOUSE

PROPOSED PROJECT:

Original Project: The Project includes the demolition of a surface parking lot and the development of a new mixed-use building (Project), including 107 residential units, 7,200 square feet of ground floor commercial retail uses, and 534,044 square feet of office uses. The Project would be constructed above the Los Angeles County Metropolitan Transportation Authority (Metro) Regional Connector Historic Broadway Rail Station. In total, including the 9,810 square-foot Metro portal, the Project would contain up to 688,401 square feet of floor area on a 118,051 net square-foot (2.71-acre) lot, for a floor area ratio (FAR) of 5.83:1. The proposed uses would be located within a 30-story building with a maximum height of 449 feet.

Recommended Project: The Department of City Planning recommends that Alternative 4A (Residential Alternative A [With Podium]), which was analyzed in the 222 West 2nd Street Draft EIR (ENV-2016-3809-EIR) Section V, Alternatives, at Page V-111, be considered for approval in place of the Original Project. Like the Original Project, Alternative 4A includes the demolition of a surface parking lot and the development of a new mixed-use building. Alternative 4A is different from the Original Project as it includes 680 residential units and 10,000 square feet of ground floor commercial retail uses. Like the Original Project, Alternative 4A would be constructed above the Los Angeles County Metropolitan Transportation Authority (Metro) Regional Connector Historic Broadway Rail Station. In total, including the 9,810 square-foot Metro portal, Alternative 4A would contain up to 708,285 square feet of floor area on an 118,051 net square-foot (2.71-acre) lot, for a floor area ratio (FAR) of 6:1. The proposed uses would be located within a 56-story building and would measure 569 feet at the highest roofline and 608 feet at the top of the highest parapet.

REQUESTED ACTION(S):

The Deputy Advisory Agency will consider:

ENV-2016-3809-EIR

1. The information contained in the Environmental Impact Report (EIR) prepared for this Project, which includes the Draft EIR, No. ENV-2016-3809-EIR (SCH No. 2017011062) dated March 21, 2019, and the Final EIR, dated October 23, 2019 (222 West 2nd Street Project EIR), as well as the whole of the administrative record.

VTT-74320

2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.01 and 17.15, a Vesting Tentative Tract Map No. 74320 for the merger and re-subdivision of a 2.71 net-acre site into one (1) master lot and nine (9) airspace lots; a Haul Route for the export of up to 7,000 cubic yards of soil; and a request to deviate from Advisory Agency Parking Policy AA-2000-01, which requires two residential parking spaces and a quarter guest parking spaces per dwelling unit, for a total of 1,530 parking spaces, comprised of 1,360 residential and 170 guest parking spaces; and provide a total of 635 parking spaces in compliance with LAMC 12.21 A.4(p) and LAMC 12.21 A.4(i).

On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding:

ENV-2016-3809-EIR

1. The information contained in the EIR prepared for this Project, which includes the Draft EIR, No. ENV-2016-3809-EIR (SCH No. 2017011062 dated March 19, 2019, and the Final EIR, dated October 23, 2019 (222 West 2nd Street Project EIR), as well as the whole of the administrative record.

CPC-2016-3808-VZC-CDO-DD-SPR

2. Pursuant to LAMC Section 12.32 F and Q, a Vesting Zone Change from [Q]C2-4D-CDO-SN to C2-4D-CDO-SN to remove an existing "Q" Condition requiring a 30 percent minimum and permitting a 40 percent maximum lot coverage for any portion of a building over 150 feet in height;
3. Pursuant to LAMC Section 13.08, a Design Overlay Plan Approval for a project located in the Broadway Community Design Overlay District;
4. Pursuant to LAMC Section 12.21 G.3, a Director's Decision to permit less than one on-site tree per four residential dwelling units (95 trees in lieu of 170 trees); and
5. Pursuant to LAMC Section 16.05, Site Plan Review for the development of a project that results in an increase of 50 or more dwelling units.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

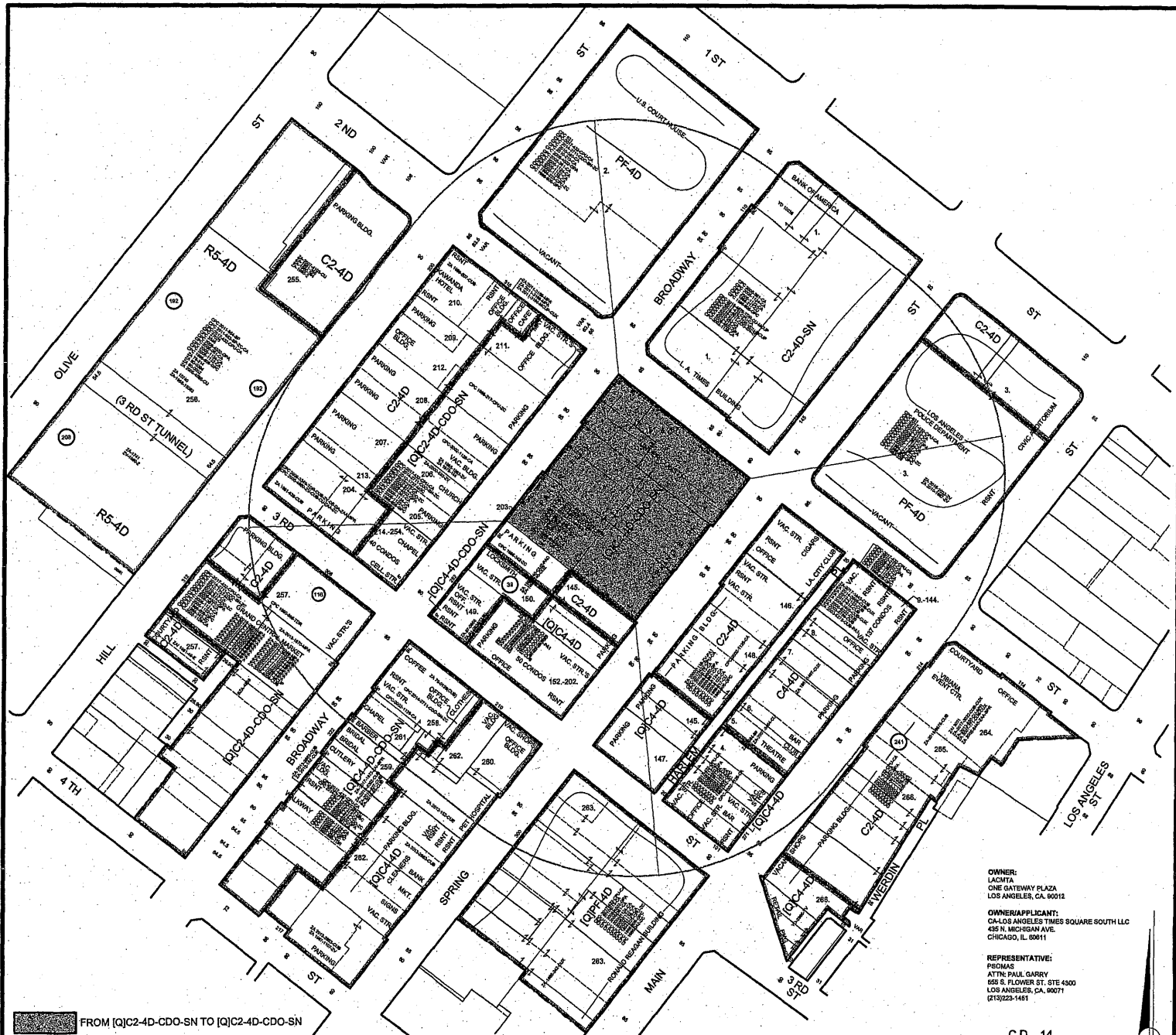
FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

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, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department 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 the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials 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.

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. 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.



LEGAL: LOTS 3, 4, 9, 10, & PORTION OF LOT 8, BLK. 4, ORD'S SURVEY, M.R. 53-66-73, AND LOT 1, TRACT NO. 8753. (SEE APPLICATION)

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850

**SITE PLAN REVIEW
DIRECTOR'S DECISION
VESTING ZONE CHANGE
VESTING TENTATIVE TRACT MAP NO. 74320
COMMUNITY DESIGN OVERLAY PLAN APPROVAL**

SITE ADDRESS:
213 S. SPRING ST.
200-210 S. BROADWAY
232-238 W. 2ND ST.

2.67 NET AC.

CASE NO.
DATE: 10-21-2019
SCALE: 1" = 100'
USES: FIELD
D.M. 130.5 A 213, 130.5 A 211,
129 A 213, 129 A 211
T.B. PAGE: 634 GRID: F-4

OWNER:
LACHTA
ONE GATEWAY PLAZA
LOS ANGELES, CA. 90012

OWNER/APPLICANT:
CA-LOS ANGELES TIMES SQUARE SOUTH LLC
435 N. MICHIGAN AVE.
CHICAGO, IL 60611

REPRESENTATIVE:
PICOMAS
ATTN: PAUL GARRY
655 S. FLOWER ST. STE 4300
LOS ANGELES, CA. 90071
(213) 223-1451

C.D. 14
C.T. 2073.01
P.A. CENTRAL CITY