

CITY OF LOS ANGELES

CALIFORNIA

JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer



Office of the
CITY CLERK

Council and Public Services
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Los Angeles, CA 90012
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ANTONIO R. VILLARAIGOSA
MAYOR

When making inquiries relative to
this matter, please refer to the
Council File No.
11-0106

CPC 2009-3416-TDR-CUB-CU-CUW-ZV-SN-DA-ZAD-SPR-GB
CD 9

January 28, 2011

NOTICE TO PROPERTY OWNERS/OCCUPANTS WITHIN A 500-FOOT RADIUS

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, February 22, 2011**, at approximately **2:30 p.m.** or soon thereafter in the Board of Public Works Edward R. Roybal Hearing Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012, to consider:

- 1) Environmental Impact Report, Statement of Overriding Considerations, and Mitigation Monitoring Program;
- 2) City Planning Commission (CPC) report relative to a Development Agreement between the City of Los Angeles and the Developer for a term of 20 years; Transfer of Floor Area Rights from the Los Angeles Convention Center Site at 1201 South Figueroa Street, a City-owned property, to the subject property, for an amount not to exceed 1,485,458 square feet; and Ordinance relative to a Sign Supplemental Use District, to set forth sign regulations, procedures, guidelines and standards for the project site, as significantly amended and with the exclusion of off-site and on-site parameters;
- 3) Appeal filed by Hanjin International Corp., Thomas Properties Group (Joel Miller, Psomas, Representative) from part of the decision of the CPC in approving the Sign Supplemental Use District Ordinance;
- 4) Appeal filed by Brookfield Office Properties (Ryan Leaderman, DLA Piper, LLP, Representative) from part of the decision of the CPC in approving: a) Environmental Impact Report, Statement of Overriding Considerations, and Mitigation Monitoring Program; b) Master Conditional Use Permit to permit the sale of a full-line of alcoholic beverages for on-site and off-site consumption in conjunction with the operation of a maximum of 21 establishments; c) Conditional Use to permit a "Major" development project that creates a maximum of 2,397,304 square feet of development on a 3.2 acre site; d) Conditional Use to permit a heliport incidental to an office building, on the roof of the maximum 1,250 feet tall building, with landing frequency not to exceed an average of two per day; e) Conditional Use to permit a maximum of 10 wireless telecommunication facilities to be located on the rooftop of the proposed buildings; f) Determination to permit Shared parking between hotel, office and other non-residential uses, and residential guest spaces within the project site; g) Determination to permit a Reduced On-Site Parking/Transportation Alternatives Authorization for a proposed 20 percent reduction on parking spaces, providing 1,900 spaces in lieu of approximately 2,375 spaces required by code; h) and Site Plan Review;

for the demolition of an existing hotel, and the development of a hotel and mixed use project totaling not more than 2,543,437 square feet, on a 3.2 acre site. The project is comprised of a maximum 560 hotel rooms and/or condo- hotel units, 100 residential units, 1,500,000 square feet of office, 275,000 square feet of amenity areas including retail and restaurant uses, conference and meeting rooms, ballrooms, spa, fitness center, and ancillary other hotel, residential, and office areas. The project includes one approximately 65-story structure, no more than 1,250 feet in height, one approximately 45-story structure, no more than 750 feet in height, and an approximately six-story podium structure, no more than 168 feet in height. The project includes a landscaped pedestrian plaza at the corner of Figueroa Street and 7th Street, as well as a rooftop heliport. Approximately 1,900 parking spaces will be provided in eight levels of subterranean parking, for the property at 916, 925 and 937 West Seventh Street; 655, 685, 695, and 699 Figueroa Street; and 900 and 930 West Wilshire Boulevard.

Applicant: Hanjin International Corp., Thomas Properties Group (Joel Miller, Psomas, Representative)

The full Los Angeles City Council will also consider this matter on **Wednesday, March 9, 2011**, at approximately **10:00 a.m.** or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall.

If you are unable to appear at these meetings, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012. In addition, you may wish to view the contents of Council file No. 11-0106 by visiting: <http://cityclerk.lacity.org/lacityclerkconnect/>.

Please be advised that both the PLUM Committee and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints.

Patrice Y. Lattimore, Legislative Assistant
Planning and Land Use Management Committee
(213) 978-1074

Note: If you challenge this proposed 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 delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

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