

8. RESOLVE TO GRANT IN PART/ DENY IN PART the APPEAL filed by Hanjin International Corporation by Thomas Properties Group (Joel Miller, Psomas, Representative) from part of the decision of the City Planning Commission (CPC) and THEREBY APPROVE the Sign Supplemental Use District Ordinance (SUD) Ordinance as amended.
9. REQUEST the City Attorney to prepare and present the SUD Ordinance, as amended, subject to Conditions of Approval, as modified by PLUM, to set forth sign regulations, procedures, guidelines and standards for the project site, as significantly amended and with the inclusion of off-site and on-site parameters; and REQUEST the Planning Department to prepare any necessary revised findings.
10. RESOLVE TO GRANT IN PART/ DENY IN PART the APPEAL filed by Brookfield Office Properties (Ryan Leaderman, DLA Piper, LLP, Representative) from part of the decision of the CPC, and THEREBY APPROVE 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; and 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, for property at 916, 925 and 937 West Seventh Street; 655, 685, 695, and 699 Figueroa Street; and 900 and 930 West Wilshire Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee.
11. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
12. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Fiscal Impact Statement: The CPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Summary

On February 22, 2011, the PLUM Committee conducted a public hearing relative to appeals filed by Hanjin International Corporation by Thomas Properties Group (Joel Miller, Psomas, Representative) and Brookfield Office Properties relative to the demolition of an existing hotel, and the development of a hotel and mixed use project located at 916, 925 and 937 West Seventh Street; 655, 685, 695, and 699 Figueroa Street; and 900 and 930 West Wilshire Boulevard. The Planning Department staff provided an overview of the project. Planning staff stated that they were analyzing alternate ways to improve the circulation on the streets abutting the proposed project. The Planning Department also submitted modified Conditions of Approval and findings relative to the project. Testimony was provided by the applicant and representatives for the appellant and the applicant. Councilmember Perry expressed her support of the project and presented amendments including her support for architectural lighting in Vertical Sign Zones 2 and 3. After an opportunity for public comment, the PLUM Committee recommended that the item be continued for one week to further explore the SUD and circulation issues.

On March 1, 2011, the Planning Department staff presented an update on the project. Councilmember Perry again expressed her support of the project and recommended that PLUM grant the appeal in regards to signage amounts in Vertical Sign Zone 2. The PLUM Committee recommended that Council grant in part/ deny in part the appeals and requested the City Attorney to prepare the Ordinances for the Development Agreement and the SUD subject to modified Conditions of Approval, as submitted by the Planning Department on February 22, 2011.

The matter is now being forwarded to the Council for its consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	ABSENT
KREKORIAN:	YES

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-Not Official Until Council Acts-