TO THE COUNCIL OF THE CITY OF LOS ANGELES

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

ENVIRONMENTAL IMPACT REPORT, MITIGATION MEASURES, MITIGATION MONITORING AND REPORTING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, relative to Transfer of Floor Area Rights and an appeal of the Sign Supplemental Use District Ordinance, Conditional Uses, and Site Plan Review, for property at 916, 925 and 937 West Seventh Street; 655, 685, 695, and 699 Figueroa Street; and 900 and 930 West Wilshire Boulevard.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

- 1. CERTIFY that the Environmental Impact Report (EIR No. 2009-1577-EIR-GB; State Clearing House No. 2009071035) has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the lead agency City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file 11-0106 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Environmental Impact Report.
- 2. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the City Planning Department and ADOPT the Statement of Overriding Considerations.
- 3. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring and Reporting Program as the Findings of Council and ADOPT the Mitigation Monitoring and Reporting Program.
- 4. ADOPT the FINDINGS of the Planning and Land Use Management Committee (PLUM), dated February 22, 2011, as the Findings of the Council, as attached to Council File No. 11-0106.
- 5. APPROVE the Development Agreement between the City and Hanjin International Corporation for a term of 20 years, and REQUEST the City Attorney to prepare and present the final Development Agreement as to form and legality, to be modified to include an estoppel clause and funding for the sign district.
- 6. APPROVE the 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 REQUEST the City Attorney and the Planning Department to prepare any necessary documents needed to effectuate this transfer.
- 7. DIRECT the Department of Transportation to continue to evaluate the feasibility of installing a triple left turn from Wilshire Boulevard to Figueroa Street, prior to the Council date.

- 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.

<u>Fiscal Impact Statement</u>: 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

MGE CD 9 <u>11-0106</u>_rpt_plum_03-03-11.doc

-Not Official Until Council Acts-