

ENVIRONMENTAL IMPACT REPORT (1021 S. Figueroa Street EIR), ERRATAS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Sign District and Transfer of Floor Area Rights for the property located at 1020 South Figueroa Street, 716-730 West Olympic Boulevard, 1016-1060 South Figueroa Street, 607-613 West 11th Street, and 1041-1061 South Flower Street.

Recommendations for Council action:

1. **FIND**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the 1020 S. Figueroa Street EIR No. ENV-2015-1159-EIR and Erratas, State Clearinghouse (SCH) No. 2016021013, certified on August 18, 2017, and pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15162 and 15164, no subsequent environmental impact report, nor addendum is required for approval of the project.
2. **ADOPT** the **FINDINGS** of PLUM Committee as the Findings of the Council.
3. **REQUEST** the City Attorney to prepare and present a final draft Ordinance authorizing the establishment of a Supplemental Use District to permit the Figueroa and Olympic South Sign District, in connection with the demolition of the existing Luxe City Center Hotel and surrounding surface parking lots and the construction of a mixed-use project consisting of 936,712 square feet and a maximum height of 540 feet, including a total of 300 hotel rooms, 435 residential units, and 58,959 square feet of commercial uses within two towers (Residential Tower and Hotel Tower) and a podium structure, to be built in two phases, consisting of Phase One for the construction of the new hotel with its podium, commercial uses, and terraces; and, Phase Two to start after the completion of Phase One and will include the demolition of the existing hotel and the construction of the residential tower, retail uses, and podium terraces, for the property located at 1020 South Figueroa Street, 716-730 West Olympic Boulevard, 1016-1060 South Figueroa Street, 607-613 West 11th Street, and 1041-1061 South Flower Street, including the following amendments:
 - a. Delete Section 9, Violations and Administrative Civil Penalties, inasmuch as the proposed provisions and penalties have not yet been thoroughly considered and adopted by the City Council as part of a citywide sign ordinance.
 - b. Amend Section 8.B to allow a reduction ratio of 2:1 for any new off-site signs.
 - c. Reinsert Section 8.C with regard to in-lieu fee provisions as was previously included in the proposed sign ordinance recommended by the Department of City Planning.

4. APPROVE the Transfer of Floor Area Rights, in connection with the demolition of the existing Luxe City Center Hotel and surrounding surface parking lots and the construction of a mixed-use project consisting of 936,712 square feet and a maximum height of 540 feet, including a total of 300 hotel rooms, 435 residential units, and 58,959 square feet of commercial uses within two towers (Residential Tower and Hotel Tower) and a podium structure, to be built in two phases, consisting of Phase One for the construction of the new hotel with its podium, commercial uses, and terraces; and, Phase Two to start after the completion of Phase One and will include the demolition of the existing hotel and the construction of the residential tower, retail uses, and podium terraces, for the property located at 1020 South Figueroa Street, 716-730 West Olympic Boulevard, 1016-1060 South Figueroa Street, 607-613 West 11th Street, and 1041-1061 South Flower Street, subject to Conditions of Approval as modified by PLUM Committee on December 5, 2017, including the following amendments to the Public Benefit Payment (PBP) allocations:

- a. 50 percent of the PBP shall be allocated to the Public Benefit Trust Fund (PBTF).
- b. \$1,108,306 to the PBTF, sub-account for affordable housing in Council District 14.
- c. \$750,000 to Los Angeles Streetcar Incorporated.
- d. \$750,000 to the Department of Recreation and Parks for Pershing Square Renew.
- e. \$550,000 to Los Angeles Neighborhood Initiative for Bringing Back Broadway.
- f. \$100,000 to Downtown Women's Center.
- g. \$100,000 to The People Concern.
- h. \$250,000 to Community Partners for a Downtown Los Angeles wayfinding study.

Applicant: Jia Yuan USA Co., Inc.

Representative: Sheri Bonstelle, Jeffer Mangels Butler and Mitchell LLP; Jerry Neuman, Liner, LLP

Case No. CPC-2015-1158-SN-TDR-MCUP-CUX-SPR

CEQA No. ENV-2015-1159-EIR, State Clearinghouse No. 2016021013

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

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on December 5, 2017, the PLUM Committee considered a Sign District and Transfer of Floor Area Rights for the property located at 1020 South Figueroa Street, 716-730 West Olympic Boulevard, 1016-1060 South Figueroa Street, 607-613 West 11th Street, and 1041-1061 South Flower Street. Staff from the Department of City Planning provided background information on the project. The Representative for the Applicant provided comments in support of the project. After an opportunity for public comment, the Committee recommended to approve the project, with modifications to the proposed sign district, public benefit payment allocations, and conditions of approval. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	ABSENT
BLUMENFIELD	YES
PRICE	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-