

ENVIRONMENTAL IMPACT REPORT (EIR), ERRATA, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT (PLUM) and ORDINANCE FIRST CONSIDERATION relative to establishing a Sign District for the Fig plus Pico Conference Center Hotel Project.

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

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 Fig+Pico Conference Center Hotel's EIR (No. ENV-2016-2594-EIR) and Errata (State Clearinghouse No. 2016121063), certified on February 9, 2018; and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, no subsequent EIR or Addendum is required for approval of the project.
2. ADOPT the FINDINGS of the PLUM Committee, submitted by the Director of Planning on behalf of the Los Angeles City Planning Commission dated June 29, 2018 (attached to the Council file) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated June 28, 2018, disapproved by the Director of Planning on behalf of the LACPC, establishing a Sign District for the Fig+Pico Conference Center Hotel Project, a mixed-use development with up to 1,153 guest rooms and 13,145 square feet of ground-floor retail/restaurant uses within two hotel towers (Hotel A/B Tower and Hotel C Tower), totaling up to 505,335 square feet of floor area on approximately 1.22-acre site, with Hotel A/B Tower including up to 775 hotel guest rooms, 11,000 square feet of ground-floor retail/restaurant uses, and podium parking for all three hotels within a 38-story, 465-foot tower on the northeast corner of South Figueroa Street and West Pico Boulevard, and Hotel C Tower including up to 378 guest rooms and 2,145 square feet of ground-floor retail/restaurant uses in a 27-story, 350-foot tower located on the northwest corner of West Pico Boulevard and South Flower Street, with the existing 27,800 square-foot, two-story commercial building with surface parking being demolished, for the properties located at 1240-1260 South Figueroa Street and 601 West Pico Boulevard.

Applicant: Lightstone DTLA, LLC

Representative: James E. Pugh, Sheppard Mullin Richter and Hampton, LLP

Case No. CPC-2016-4220-SN

Fiscal Impact Statement: None submitted by the City Attorney. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

10 VOTES REQUIRED ON SECOND READING

Summary:

At a special meeting held on July 3, 2018, the PLUM Committee considered a City Attorney report and draft Ordinance establishing a Sign District for the Fig+Pico Conference Center Hotel Project. Staff from the Department of City Planning and the applicant representative commented on the project. After an opportunity for public comment, the Committee recommended to approve the Ordinance. 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	ABSENT
PRICE	YES

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-