

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer

Office of the
CITY CLERK

Council and Public Services
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March 22, 2011

To All Interested Parties:

City Attorney (w/ blue slip)

The City Council adopted the action(s), as attached, under

Council file No. 11-0106, at its meeting held March 9, 2011.

City Clerk
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Mayor's Time Stamp
OFFICE OF THE MAYOR
RECEIVED
2011 MAR 11 AM 10:40
CITY OF LOS ANGELES

FORTHWITH

City Clerk's Time Stamp
CITY CLERK'S OFFICE
2011 MAR 11 AM 10:37
CITY CLERK
BY _____
DEPUTY

SUBJECT TO THE MAYOR'S APPROVAL

COUNCIL FILE NO. 11-0106

COUNCIL DISTRICT _____

COUNCIL APPROVAL DATE MARCH 9, 2011

RE: 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

MAR 21 2011

LAST DAY FOR MAYOR TO ACT _____
(10 Day Charter requirement as per LAMC Section 12.24)

DO NOT WRITE BELOW THIS LINE - FOR MAYOR USE ONLY

APPROVED ✓

*DISAPPROVED

*Transmit objections in writing pursuant to LAMC Section 12.24

DATE OF MAYOR APPROVAL OR DISAPPROVAL _____

MAR 21 2011



MAYOR

BY _____
CITY CLERK
DEPUTY
2011 MAR 21 PM 3:42
CITY CLERK'S OFFICE

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

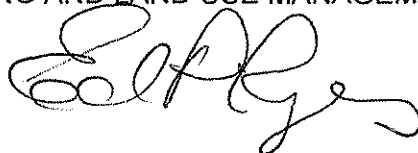
On February 22, 2011, the PLUM Committee conducted a public hearing relative to appeals filed by Hanjin International Corporation by Thomas Properties Group (Joel Miller, Psomas, Representative) and Brookfield Office Properties relative to the demolition of an existing hotel, and the development of a 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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ADOPTED

MAR 9 2011
*as amended
LOS ANGELES CITY COUNCIL
See attached Motion
TO THE MAYOR FORTHWITH

MOTION

I MOVE that the matter of ENVIRONMENTAL IMPACT REPORT, MITIGATION MEASURES, MITIGATION MONITORING AND REPORTING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS and 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, Item 18 on today's Council Agenda (CF 11-0106), BE AMENDED as follows:

1. ADOPT the attached additional conditions of Approval, which have been reviewed by Planning Department staff.
2. REQUEST the City Attorney, with the assistance of the Planning Department, to prepare and present the Supplemental Use District (SUD) Ordinance, subject to the attached additional SUD/Signage Conditions of Approval relative to Lighting Orientation, Building I.D. Sign Level 4 Restrictions, and Architectural Lighting.

PRESENTED BY

[Signature]
JAN PERRY
Councilwoman, 9th District

SECONDED BY

[Signature]

ORIGINAL

ADOPTED

MAR 9 2011

LOS ANGELES CITY COUNCIL

March 9, 2011

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CPC-2009-3416-DA-TDR-CUB-CU-CUW-ZV-SN-ZAD-SPR-GB ADDITIONAL CONDITIONS OF APPROVAL

- **Francisco Street Circulation Improvements.** Prior to issuance of any certificate of occupancy for Building B, as shown in Exhibit A, the Applicant will cause Francisco Street to be restriped as two northbound lanes and two southbound lanes within the existing width of Francisco Street, and will implement additional curb cuts or sidewalk widening or narrowing (in no event would the sidewalk be less than eight feet in width) on Francisco Street as required by LADOT and/or any other relevant City agency in connection with such restriping..
- **Wilshire Boulevard Circulation Improvements.** Prior to the issuance of any certificate of occupancy for the Building B, as shown in Exhibit A, the Applicant will cause the eastbound Wilshire Boulevard lanes (at Figueroa Street) to be restriped for three left turn lanes and one through-lane within the existing street width of Wilshire Boulevard and will implement identification and directional signage and intersection signal improvements to the satisfaction of the Department of Transportation.
- **7th Street Ingress.** The Project shall be designed to provide ingress for self-parking for any and all Project components at the 7th Street vehicle entrance. The Project shall implement directional signage within the 7th Street vehicle entrance for such self-parking clearly identifying the self-parking entrance. Such signage shall be easily visible from the public right of way, and the Project shall provide similar signage in the public right of way if required by LADOT.
- **Helistop.** Helicopter operations shall be limited to an average of 2 round trips per day and not more than 4 round trips on a single day.

The following conditions to be clarified to read as follows:

Condition No. 3

- **Height.** No building shall exceed a height of 1250 feet, and the height of the building podium shall not exceed 170 feet. Building height shall be measured from the top of the curb at the corner of Figueroa and 7th Streets adjacent to the project site.

Condition No. 5.f.ii

- **Transfer of Floor Area / Term: Initial Period.** Land value has been determined by an Appraisal and shall be fixed at \$180/square feet of site area for the Initial Period.

Condition No. 5.h.ii

- **Transfer of Floor Area / Term: Further Extension Period(s).** If the Director of Planning does not exercise the authority to revoke the TFAR approval, the TFAR term shall be extended for an additional five (5) year period, and the land value shall be adjusted based on the methodology outlined in 5.g.ii above.

CPC-2009-3416-DA-TDR-CUB-CU-CUW-ZV-SN-ZAD-SPR-GB ADDITIONAL SUD/SIGNAGE CONDITIONS OF APPROVAL

Direct City Attorney in consultation with the Department of City Planning to incorporate the following directives into the proposed Supplemental Use District for Signage.

- **Lighting Orientation.**
 - Level 2 signage utilizing light emitting diodes shall orient the peak candle power of such lights largely away from the Wilshire Boulevard Building and towards 7th Street on the south and towards Wilshire Boulevard to the north, in each case on an angle at least 30 degrees off of the line that is perpendicular to Francisco Street. In addition, Level 2 signage on the Francisco Street façade shall conform to the type, square footage, and refresh rate limitations detailed in the SUD.
 - Level 2 signage utilizing light emitting diodes on the 7th Street façade will orient the peak candle power of such lights on an angle at least 20 degrees off of the line that is perpendicular to the 7th Street façade of the office tower located at 725 S. Figueroa Street.
 - Level 2 signage utilizing light emitting diodes on the Wilshire Boulevard façade will orient the peak candle power of such lights as follows: (i) on the eastern-most 155 feet of the Wilshire Boulevard façade, such lights will be oriented away from the building at 601 Figueroa Street and on an angle that is at least 20 degrees easterly of the line that is perpendicular to Wilshire Boulevard, and (ii) west of the point 155 feet west of Figueroa Street on the Wilshire Boulevard façade, such lights will be oriented away from the building at 601 Figueroa Street and on an angle that is at least 20 degrees westerly of the line that is perpendicular to Wilshire Boulevard.
 - Level 2 signage on the Francisco Street façade of the Project (i) shall not extend south along Francisco Street more than 87 feet from the Project's Wilshire Boulevard property line, and (ii) shall not extend north more than 32 feet from the Project's 7th Street Property line.
 - Level 2 signage will not exceed 3,500 candelas per square meter during the daytime and 600 candelas per square meter during the nighttime.
 - Level 1 signage will not exceed 3,500 candelas per square meter during the daytime and 800 candelas per square meter during the nighttime.

- **Building ID Sign Level 4 Restrictions.**
 - If the hotel tower is less than 634 feet above ground level, (i) during the daytime the brightness of Level 4 signage on the hotel tower will not exceed 3,500 candelas per square meter, and (ii) during the nighttime the letters, logos or other elements of the Building I.D. signage on Level 4 of the hotel tower will not exceed 130 candelas per square meter and the background (and on any face without Building I.D. signage) will not exceed 85 candelas per square meter, and (iii) the letters, logos and other elements of the Building I.D. signage will not exceed 70% of the total permitted area of the Level 4 signage. Notwithstanding the foregoing, if Level 4 includes Large Scale Architectural Lighting or Integral Large Scale Architectural Lighting, such lighting will not exceed 120 candelas per square meter.
 - If the office tower is less than 817 feet above ground level, (i) during the daytime the brightness of Level 4 signage on the office tower will not exceed 3,500 candelas per square meter, and (ii) during the nighttime the letters, logos or other elements of the Building I.D. signage on Level 4 of the office tower will not exceed 130 candelas per square meter and the background (and on any face

without Building I.D. signage) will not exceed 85 candelas per square meter, and (iii) the letters, logos and other elements of the Building I.D. signage will not exceed 70% of the total permitted area of the Level 4 signage. Notwithstanding the foregoing, if Level 4 includes Large Scale Architectural Lighting or Integral Large Scale Architectural Lighting, such lighting will not exceed 120 candelas per square meter.

- If the office tower is greater than 817 feet above ground level or the hotel tower is greater than 634 feet above ground level, the brightness of the Level 4 signage on such tower will not exceed 3,500 candelas per square meter during the daytime and 130 candelas per square meter during the nighttime.
- **Architectural Lighting.** Large Scale Architectural Lighting and Integrated Large Scale Architectural Lighting shall be permitted in Vertical Sign Zone 3. Level 3 Large Scale Architectural Lighting and Integral Large Scale Architectural Lighting will not exceed 3,500 candelas per square meter during the daytime and 120 candelas per square meter during the nighttime.