

MOTION

The City of Los Angeles has taken many interrelated actions to expand the Los Angeles Convention Center and facilitate growth around this important City asset. The City has made substantial progress towards achieving its goal of developing 8,000 hotel rooms within walking distance of the Convention Center. In 2018, the City approved the Fig+Pico Conference Center Hotels project to develop a mixed-use hotel complex with approximately 1,153 hotel rooms and retail uses (Project) on a 1.22-acre site located directly across the street from the Convention Center at 1240-1260 South Figueroa Street and 601 West Pico Boulevard (Project Site). The City approved Vesting Tentative Tract Map (VTTM) No. 74239 as part of the project, which merges and re-subdivides all existing parcels on the Project Site into 2 master lots and 16 related lots. Accordingly, the VTTM and forthcoming Final Map establish the new legal parcels, street dedications, setbacks, easements and other land division elements on the Project Site. Also included are above ground and subterranean tract mergers which presently lie within the public rights of way. The developer has cleared the Project Site and is ready for grading, shoring, and vertical construction.

During plan check for the Project, the City identified Ordinance No. 172283, which is a 21-year-old street dedication along a portion of Pico Boulevard adjacent to the Project Site. This easement would cease to exist upon recordation of the Final Map. The dedication is not consistent with the Mobility Element or any other applicable design guidelines that apply to the Project Site. In contrast, the Project incorporates all of the City's current sidewalk, street, and right-of-way requirements. Ordinance No. 172283 is not consistent with the City's street standards or proposed development conditions. Due to this, the Ordinance No. 172283 should be terminated. However, Ordinance No. 172283 appears in the City database and complicates plan check clearances.

The Project requires timely condition clearance and permit issuance. To facilitate these City actions, the developer submitted, and the City accepted, a revised VTTM that: is consistent with all prior approvals; identifies subterranean dimensions for the onsite tunnel; provides public utility easement rights; and contains the correct easements, dedications, and public right of way requirements for the Project Site. The revised VTTM should control all permit clearance actions during all phases of construction for the Project.

I THEREFORE MOVE that the City Council:

- [a] Direct the City Engineer to issue a Revocable Permit allowing construction within the public rights of way prior to final recordation of VTTM No. 74239.
- [b] Instruct the City Attorney, with the assistance of the City Engineer, Department of Building and Safety, and Department of City Planning, to take the actions necessary to terminate Ordinance No. 172283 and remove it from the City's databases.



OCT 11 2019

PRESENTED BY:



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SECONDED BY:



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