

ENVIRONMENTAL IMPACT REPORT (EIR), ERRATA, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT (PLUM) and ORDINANCE FIRST CONSIDERATION relative to authorizing the execution of a Development Agreement by and between the City of Los Angeles and Lightstone DTLA, LLC, for the properties located at 1240-1260 South Figueroa Street and 601 West Pico Boulevard.

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 plus 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 Los Angeles City Planning Commission (LACPC) dated March 29, 2018 (attached to the Council file) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated June 20, 2018, disapproved by the Director of Planning on behalf of the LACPC, authorizing the execution of a Development Agreement by and between the City of Los Angeles and Lightstone DTLA, LLC, for the Fig plus 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.
4. REQUEST the Mayor to execute the Development Agreement on behalf of the City.
5. REQUEST the City Attorney, subject to the effective date of the Ordinance, to obtain all necessary signatures needed to process the Development Agreement.
6. ADVISE the applicant that, pursuant to Government Code Section 65868.5 that the Development Agreement is required to be filed with the County Clerk no later than ten days after the City has entered into the agreement.
7. 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.

8. 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.

Applicant: Lightstone DTLA, LLC

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

Case No. CPC-2015-1160-DA-CU-MCUP-CUX-SPR

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.

TIME LIMIT FILE - AUGUST 6, 2018

(LAST DAY FOR COUNCIL ACTION - AUGUST 3, 2018)

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 for a Development Agreement at the properties at 1240-1260 South Figueroa Street and 601 West Pico Boulevard. 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 Development Agreement and 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-