

ENVIRONMENTAL IMPACT REPORT (EIR), ERRATA, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, Zone Change and Height District Change for the properties located at 1248 South Figueroa Street; 1240-1260 South Figueroa Street; 601 West Pico Boulevard (Project Site).

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 Hotels EIR No. ENV-2016-2594-EIR and Errata, SCH 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) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION, for a General Plan Amendment to the Central City Community Plan to redesignate a portion of the site (three parcels at 301 West Pico Boulevard) from High Density Residential to Regional Commercial land use, including a modification to Footnote No. 3 of the Central City Community Plan to allow for a Floor Area Ratio of 10:1 pursuant to the Zone Change Ordinance for the entire Project Site.
4. PRESENT and ADOPT the accompanying NEW ORDINANCE dated May 16, 2018, disapproved by the Director of Planning on behalf of the LACPC, effectuating a Zone and Height District Change from [Q]R5-4D-O and C2-4D-O to (T)(Q)C2-4D-O-SN, including new D-Limitations on the project site, for the proposed mixed-use development (Fig plus Pico Conference Center Hotels Project) 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 a approximately 1.22-acre site (9.5:1 Floor Area Ratio); Hotel A/B Tower would include 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 would include 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, and will be demolished an existing 27,800 square-foot, two-story commercial building with surface parking, for the properties located at the Project Site, subject to Conditions of Approval, as modified by the PLUM Committee, attached to the Council file.
5. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

. . . whenever property remains in a Q Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such

time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.

6. INSTRUCT the Department of City Planning (DCP) to update the General Plan and appropriate maps pursuant to this action.
7. ADVISE the applicant that, pursuant to 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.
9. NOT PRESENT and ORDER FILED the Ordinance dated March 8, 2018.

Applicant: City of Los Angeles; Lightstone DTLA, LLC

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

Case No. CPC-2016-4219-GPA-ZC

Related Case Nos. CPC-2016-2595-DA-CU-MCUP-CUX-SPR; CPC-2016-4220-SN

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.

TIME LIMIT FILE - JULY 9, 2018

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

10 VOTES REQUIRED ON SECOND READING

Summary:

At a regular meeting held on May 15, 2018, the PLUM Committee considered a General Plan Amendment and Zone and Height District Change for the properties at 1248 South Figueroa Street (1240-1260 South Figueroa Street; 601 West Pico Boulevard). Staff from the DCP provided an overview of the project. The applicant presented some changes to the Q Conditions. After an opportunity for public comment, the Committee recommended to approve the Resolution for the General Plan Amendment and the Ordinance for the Zone and Height District Change with the changes proposed by the applicant. 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-