



NOTICE OF PUBLIC HEARING AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

To Owners:

- ☐ Within a 100-Foot Radius
- ☒ Within a 500-Foot Radius
- ☐ Abutting a Proposed Development Site

And Occupants:

- ☐ Within a 100-Foot Radius
- ☒ Within a 500-Foot Radius
- ☒ Interested Parties/Others

And:

Public Hearing:

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Notice of Availability:

The Final EIR for the project is to be released on August 31, 2018 and includes responses to comments received during the public review period and includes text revisions to the Draft EIR in response to input received. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be included in the case file for the record and will be provided to the decision-maker for consideration. The EIR will be considered by the decision-maker for certification and action on the Project.

Project Site: 129-135 West College Street; 924 North Spring Street, Los Angeles, California, 90012

Case Nos.: CPC-2012-2054-GPA-ZC-HD-MCUP-SPR
VTT-74200

Council No: 1 - Cedillo

Related Case(s): None

CEQA No.: ENV-2012-2055-EIR (SCH No.2014061066)

Plan Area: Central City North

Hearing Held By: Advisory Agency and Hearing Officer and
on behalf of City Planning Commission

Date: September 26, 2018

Existing Zone: UC(CA)

Proposed Zone: C2-2

Time: 10:00 a.m.

Plan Overlay: Cornfield Arroyo Seco Specific
Plan (CASP)

Place: Los Angeles City Hall, Room 1020
200 N. Spring Street
Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)

Land Use: *Existing:* Hybrid Industrial
Proposed: Regional
Commercial

Staff Contact: Johnny Le, Planning Assistant
221 North Figueroa St., Suite 1350
Los Angeles, CA 90012
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(213) 847-3627

Applicant: Jeffrey Goldberger /
Atlas Capital Group LLC

Representative: Kyndra Casper /
DLA Piper LLC

PROPOSED PROJECT:

Original Project:

The construction and operation of a seven-story mixed-use development with up to 770 multi-family residential units and 51,390 square feet of commercial uses, totaling up to 642,239 square feet of floor area on a 4.92-acre vacant site. Residential uses would be located within six, five-story buildings with a maximum building height of 80 feet, arranged around a series of central courtyards on top of a two-story podium. The podium would contain parking uses wrapped with ten two-story residential townhouses and ground-floor commercial uses along College Street and Spring Street (including a 37,520 square foot grocery market, 8,000 square feet of restaurants, and 5,870 square feet of retail uses). The Project includes the removal and export of approximately 192,000 cubic yards of soil for two levels of subterranean parking.

Recommended Project (Modified Alternative 5 – Reduced Residential and Increased Commercial Project):

The construction and operation of a seven-story mixed-use development with up to 725 multi-family residential units and 51,600 square feet of commercial uses, totaling up to 618,580 square feet of floor area on a 4.92-acre vacant site. Residential uses would be located within five, five-story buildings with a maximum building height of 80 feet, arranged around a series of central courtyards on top of a two-story podium. The podium would contain parking uses wrapped with ground-floor commercial uses along College Street and Spring Street (including a 37,600 square foot grocery market, 8,000 square feet of restaurants, and 6,000 square feet of retail uses). The Project includes the removal and export of approximately 80,000 cubic yards of soil for one level of subterranean parking.

REQUESTED ACTION(S):

The Advisory Agency will consider:

ENV-2012-2055-EIR

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the decision-maker shall consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, ENV-2012-2055-EIR (SCH No. 2014061066), dated March 2018, and the Final EIR, dated August 2018 (College Station Project EIR), as well as the whole of the administrative record; and

VTT-74537

2. Pursuant to Los Angeles Municipal code (LAMC) Sections 17.15 of the Municipal Code, a **Vesting Tentative Tract Map** for a 4.92-acre (214,101-sf) site for street vacation purposes.

On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding:

ENV-2016-3576-EIR:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the decision-maker shall consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, ENV-2012-2055-EIR (SCH No. 2014061066), dated March 2018, and the Final EIR, dated August 2018 (College Station Project EIR), as well as the whole of the administrative record.

CPC-2012-2054-GPA-ZC-HD-MCUP-SPR:

2. Pursuant to City Charter Section 555 and LAMC Section 11.5.6, a **General Plan Amendment** to the Central City North Community Plan to re-designate the site from the Hybrid Industrial to Regional Center Commercial land use;
3. Pursuant to LAMC Sections 12.32-F, a **Zone Change and Height District Change** from UC(CA) (Urban Center Zone of the Cornfield Arroyo Specific Plan) to C2-2 (Commercial Zone and Height District 2), to reflect the Project Site's exemption from CASP provisions;
4. Pursuant to LAMC Section 12.24-W,1, a **Master Conditional Use** to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption at one establishment, and on-site consumption for up to seven establishments;
5. Pursuant to LAMC Section 16.05, **Site Plan Review** for a development project which creates over 50,000 square feet of non-residential floor area and over 50 dwelling units.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision-makers will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. At the Hearing, the Advisory Agency may make a decision on the Vesting Tentative Tract Map component of the project or may place the Tract Map under advisement. After the hearing, the Hearing Officer will prepare a report, including a recommendation, on the General Plan Amendment, Zone Change and Height District Change, Master Conditional Use, and Site Plan Review components of the project, which will be considered by the initial decision maker, the **City Planning Commission, at a date of December 13, 2018**. The date may change, and if you would like to be notified of the City Planning Commission meeting date, please contact the staff planner listed above to receive future notices or for a copy of the recommendation report, which is released approximately one week prior to the scheduled City Planning Commission meeting.

GENERAL INFORMATION

FILE REVIEW - The complete file including the Final Environmental Impact Report (FEIR) or the documents referenced in the EIR are available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.** The FEIR can be accessed on the Planning Department website at: <http://planning.lacity.org> (At the bottom left of the page, click on "Environmental Review", then click on "Final EIR", then click on the Project title) Copies of the FEIR are also available at the following Library Branches:

- Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- Chinatown Branch Library, 639 North Hill Street, Los Angeles, CA 90012
- Little Tokyo Branch Library, 203 South Los Angeles Street, Los Angeles, CA 90012
- Echo Park Branch Library, 1410 West Temple Street, Los Angeles, CA 90026

DIVISION OF LAND – Please note that the Staff Report will be available on-line seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Staff Reports are hyperlinked to the case numbers on the hearing schedule.

EIR CERTIFICATION - An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. The EIR for the Proposed Project is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 45-day public review period from March 15, 2018 to April 30, 2018. The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to input received on the Draft EIR. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be provided to the decision-makers as part of the staff report for the project. The EIR will be submitted to the decision-makers for requested certification and action on the Project.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

Regular Submissions - Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original** plus **(3) copies**, and follow the size guidelines above.

Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

Non-Complying Submissions - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.