

Notice of Public Hearing

& Availability of Final Environmental Impact Report

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր



311

Traducción

번역 • 翻译

Pagsasalin

Թարգմանություն



Wednesday August 16, 2023

9:30 AM

The meeting's agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: (213) 338-8477 or (669) 900-9128

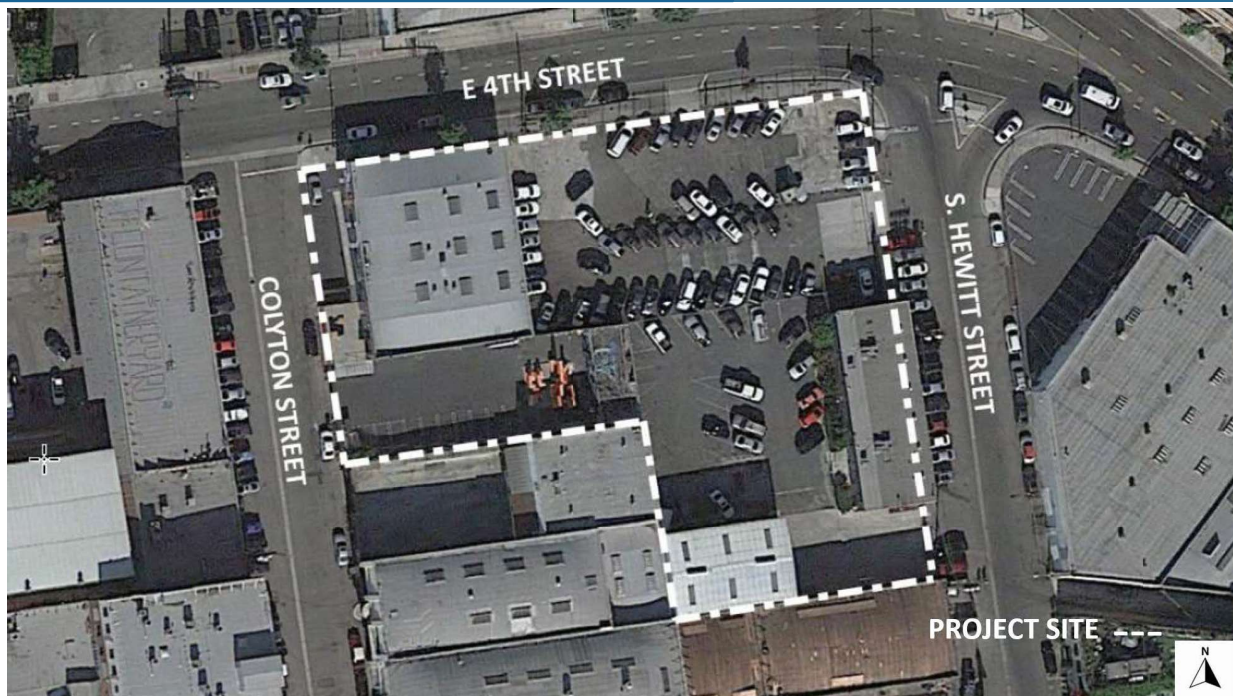
When prompted, enter the Meeting ID: 890 8375 2561 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:

<https://planning-lacity-org.zoom.us/j/89083752561>

Enter Meeting ID:89083752561 and Passcode: 882203

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.



Project Address

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

900-926 E. 4th St.; 406-414 S. Colyton St.; 405-423 S. Hewitt St., Los Angeles, California 90013

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The 4th and Hewitt Project (Project) proposes the demolition of an existing office building, two storage/garage buildings, and surface parking lots, to allow for the construction of an 18-story office building comprised of 8,149 square feet of ground floor restaurant space, 308,527 square feet of office, 16,294 square feet of covered exterior employee common areas, and a 3,500 square-foot ground floor courtyard accessible from Colyton Street. The Project will include a total

Proposed Project CONTINUED

Proyecto Propuesto • 프로젝트 제안 • 擬議項目 • Iminungkahing Proyekto • Առաջարկվող ծրագիր

of 340,770 square feet of floor area, comprised of an existing 7,800 square-foot building to remain and a new 332,970 square-foot office building, on a 56,795 square-foot lot (a Floor Area Ratio of 6:1) and a maximum building height of 292 feet. Vehicle parking would be provided within three subterranean levels and four levels of above grade parking.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Advisory Agency will consider:

ENV-2017-470-EIR

1. Pursuant to California Public Resources Code (PRC) Section 21082.1(c), the decision-maker shall consider the information contained in the **Environmental Impact Report (EIR)** prepared for the Project, which includes the Draft EIR, No. ENV-2017-470-EIR (SCH No. 2017091054) dated May 2022 and the Final EIR, dated July 2023 (4th and Hewitt Project EIR), as well as the whole of the administrative record; and

VTT-74745

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, a **Vesting Tentative Tract Map** No. 74745 for the merger and resubdivision of the 1.3 net-acre site into one master ground lot and 12 airspace lots, and a Haul Route for the export of up to 84,300 cubic yards of soil.

The Hearing Office will take public testimony regarding:

ENV-2017-470-EIR

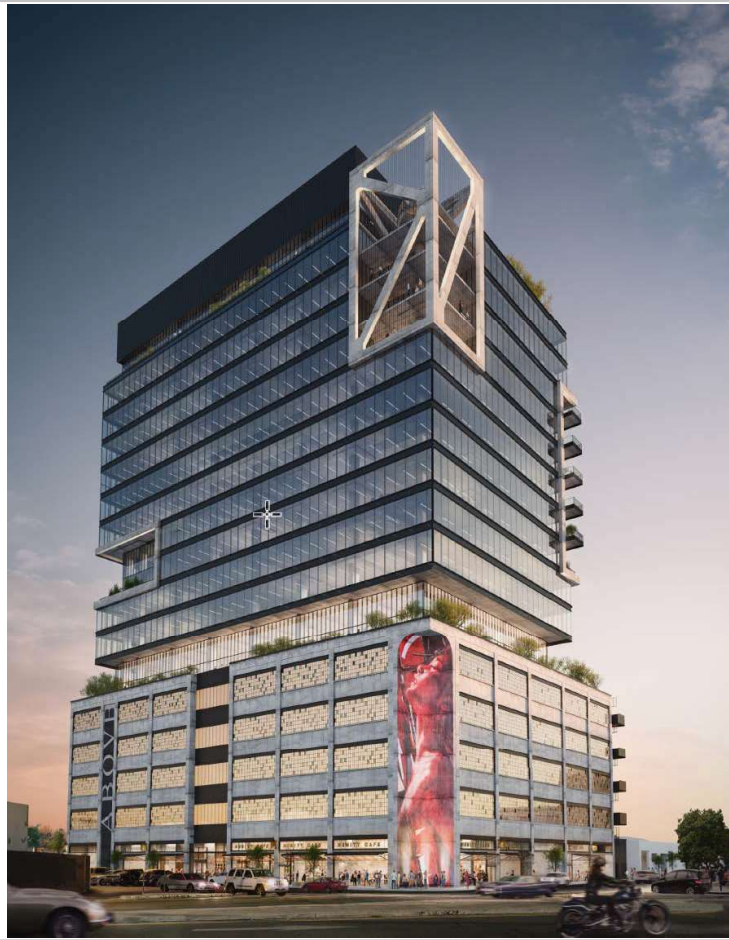
1. Pursuant to PRC Section 21082.1(c), the decision-maker shall consider the information contained in the EIR prepared for the Project, which includes the Draft EIR, No. ENV-2017-470-EIR (SCH No. 2017091054) dated May 2022 and the Final EIR, dated July 2023 (4th and Hewitt Project EIR), as well as the whole of the administrative record;

Actions Requested CONTINUED

Acciones solicitadas • 요청 된 작업 • 所要求的事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

CPC-2017-469-GPA-VZC-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 amend the land use designation from Heavy Industrial to Regional Commercial;
3. Pursuant to LAMC Sections 12.32 F and Q, a **Vesting Zone Change** and **Height District Change** from the M3-1-RIO Zone to the C2-2-RIO Zone;
4. Pursuant to LAMC Section 12.24 W.1, a **Main Conditional Use Permit** for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption for up to six establishments; and
5. Pursuant to LAMC Section 16.05, a **Site Plan Review** for a development that results in an increase of more than 50,000 gross square feet of non-residential floor area.



Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

Notice of Availability of Final EIR

Aviso de Disponibilidad • 가용성 통지 • 文件可被瀏覽通告!

Abiso ng Pagkakaroon • Առկայության մասին ծանուցագիր

An Environmental Impact Report (EIR) has been prepared for the Project. The EIR is comprised of two parts, the Draft EIR and 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 47-day public review period from May 26, 2022, to July 11, 2022. The Final EIR will be available on July 28, 2023 and includes a response to comments and text revisions to the Draft EIR based on input received. Unlike the Draft EIR, Final EIR comments are not required to be responded to by the City. If written comments are received, the comments will be provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

CPC-2017-469-GPA-VZC-HD-MCUP-SPR and
VTT-74745

Related Case Number(s):

N/A

Zone:

Existing: M3-1-RIO **Proposed:** C2-2-RIO

Land Use Designation:

Existing: Heavy Industrial

Proposed: Regional Center Commercial

Council District:

14 - de Leon

Applicant:

LIG - 900, 910 and 926 E. 4th St., 405-411 S.
Hewitt St., LLC

Representative:

Mayer Brown, LLP
Edgar Khalatian

Environmental Case Number(s):

ENV-2017-470-EIR

Overlay(s):

River Improvement Overlay

Community Plan Area:

Central City North

Assigned Staff Contact Information:

Kathleen King, City Planner
Kathleen.king@lacity.org
213-847-3624
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review -

The complete file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa St., Suite 1350 LA, CA 90012. Please contact the staff planner to schedule an appointment. The Final EIR will also be available on July 28, 2023 at the office listed above and online at the Department of City Planning website at: <https://planning.lacity.org/project-review/environmental-review/published-documents> (Select "Environmental Impact Reports (EIRs)").

Digital copies are available at the following Library Branches:

1. Los Angeles Central Library, 630 W. 5th St., LA, CA 90071; 2. Little Tokyo Branch Library, 203 S. Los Angeles St., LA, CA 90012; and 3. Chinatown Branch Library, 639 N. Hill St., LA, CA 90012

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.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation 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.