

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, January 29, 2025

10:00 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: (669) 900 - 9128 or (213) 338 - 8477

When prompted, enter the Meeting ID: 892 4105 1246 #

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

<https://planning-lacity-org.zoom.us/j/89241051246>

Enter Meeting ID: 892 4105 1246 and Passcode: 283828

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

700 S. Flower St., 700 S. 7th St., and 711 S. Hope St. Los Angeles, CA 90017

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The Project Site is currently developed with The Bloc, a mixed-use development comprised of a 26-story hotel and a 33-story office building on the northern portion of the site, and a nine-story podium building containing commercial uses, six levels of above-ground parking, and two levels of subterranean parking on the southern portion of the site. The Project proposes the development of a residential tower with up to 466 units, enclosure of the existing rooftop parking level, and the addition of

Proposed Project CONTINUED

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

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two above-ground parking levels above the existing nine-story podium building. All existing uses would remain, excluding 24,342 square feet of theater and retail uses (located in the podium building) which would be demolished to accommodate the new residential tower. Once constructed, the Project and existing uses would total 1,894,988 square feet of floor area on a 4.3-acre site, resulting in a Floor Area Ratio (FAR) of 10.2:1, and have a maximum height of 710 feet, or 53 stories. In addition, a Sign District would be established that includes digital displays and off-site signage.

Actions Requested

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

The Deputy Advisory Agency will consider:

ENV-2021-9959-EIR

1. Pursuant to Public Resources Code (PRC) Section 21082.1(c) and 21081.6, the information contained in the Environmental Impact Report (EIR) prepared for this project, which includes the Draft EIR, No. ENV-2021-9959-EIR (SCH No. 2022120319) dated March 2024, and the Final EIR, dated January 2025, as well as the whole of the administrative record; and

VTT-83482-CN-HCA

2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, a Vesting Tentative Tract Map for the creation of two new airspace lots containing up to 466 residential condominium units above one existing ground lot; and a Haul Route for the export of up to 18,239 cubic yards of soil.

The Hearing Officer will take public testimony on behalf of the City Planning Commission regarding:

ENV-2021-9959-EIR

1. Pursuant to PRC Section 21082.1(c) and 21081.6, the information contained in the EIR prepared for this project, which includes the Draft EIR, No. ENV-2021-9959-EIR (SCH No. 2022120319), dated March 2024, and the Final EIR, dated January 2025, 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

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CPC-2021-9958-TDR-SPR-HCA

1. Pursuant to LAMC Section 14.5.6, a Transfer of Floor Area Rights of up to 470,674 square feet of floor area from the City of Los Angeles Convention Center (Donor Site, located at 1201 South Figueroa Street), to the Project Site (Receiver Site);
2. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units; and

CPC-2018-6388-SN

1. Pursuant to LAMC Section 13.11, the establishment of a Sign District (-SN Supplemental Use District) to regulate signage within the Project Site.

CPC-2024-8052-DA

1. Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the developer and the City of Los Angeles for a term of 20 years.



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, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. 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 this Project and is comprised of two parts: the Draft EIR (DEIR) and Final EIR (FEIR). A DEIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 46-day public review period from March 28, 2024 to May 13, 2024. The Final EIR was released in January 2025, and includes a response to comments and text revisions to the DEIR based on input received. Unlike the DEIR, comments on the FEIR are not required to be responded to by the City. If written comments are received, they 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-2021-9958-TDR-SPR-HCA,
CPC-2018-6388-SN, & VTT-83482-CN-HCA

Related Case Number(s):

CPC-2024-8052-DA

Zone:

C2-4D

Land Use Designation:

Regional Commercial

Council District:

14

Applicant:

NREA-TRC 700, LLC
Contact: Dan Cote

Representative:

Craig Lawson & Co., LLR
Contact: Andie Adame

Environmental Case Number(s):

ENV-2021-9959-EIR

Overlay(s):

None

Community Plan Area:

Central City

Assigned Staff Contact Information:

Kathleen King, City Planner
Kathleen.king@lacity.org
(213) 847-3624
221 North Figueroa Street Suite 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 Final EIR is available for public review at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday-Friday, 9:00 AM - 4:00 PM. Please contact the Staff Planner listed above to schedule an appointment. The Final EIR is also available online at the Department of City Planning's website at <http://planning.lacity.gov/development-services/eir>, and copies are also available at the following Library Branches:

Los Angeles Central Library, 630 West 5th Street, Los Angeles, CA 90071

Little Tokyo Branch Library, 203 South Los Angeles Street, Los Angeles, CA 90012

Chinatown Branch Library, 639 North Hill Street, Los Angeles, 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.