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- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you have any questions, please contact the Commission Office at (213) 978-1300.

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At Large
Representative

Vacant
USC Interest
Representative

Aaron Flournoy
Business Interest
Representative

November 27, 2017

Via Email: milena.zasadzien@lacity.org

Milena Zasadzien
Los Angeles Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012-3243

Re: Comments on Draft Environmental Impact Report for The Fig Project; 3900 S. Figueroa Street, Los Angeles, CA 90037; Case No. ENV-2016-1892-EIR; SCH No. 2016071049

Dear Ms. Zasadzien,

The Neighborhood Council system enables civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of volunteer stakeholders who are devoted to the mission of improving our communities and bringing government to us.

The Empowerment Congress North Area Neighborhood Development Council (NANDC) considered the Draft Environmental Impact Report for The Fig Project and found that the proposed demolitions cannot be supported in the context of the goals of the Community Plan and the CRA Hoover Project Area goals. NANDC strongly objects to the demolition of eight multi-family residence within the Flower Drive Historic District and, by Board motion at its meeting of November 2, 2017, urges the developer to consider an alternative that incorporates these buildings into his project design.

The eight buildings, of which seven are contributors to the Flower Drive Historic District and the eighth is a 1939 building compatible in massing, scale and materials to the District, offer affordable, rent stabilized housing which is severely needed. A representative of some of the tenants attended our November 2 Board meeting and stated that the tenants want to remain in their current Flower Drive historic housing. This project as presently designed would destroy RSO housing and displace many families, some of whom have been at this site for decades.

The demonstrable negative impacts on both housing resources and on the Flower Drive Historic District are not sufficiently analyzed nor are they adequately mitigated. The cumulative impacts on housing and on historic resources are also not adequately recognized nor evaluated. The DEIR consistently states that these negative impacts are unavoidable which is simply not true. A project design that incorporates the Flower Drive Historic District and builds on the non-historic parcels is possible. We also note that the project



originally included a 21 story hotel tower which allowed for more flexibility in site planning. Over time and for reasons not explained, the project became flattened to a seven story project consisting of a hotel, a student housing component and a mixed income housing component making a preservation and retaining RSO housing goal more difficult to achieve and design. These limitations are self-imposed. We believe that an alternative can be devised that preserves the historic and rent controlled housing while meeting most of the project's objectives. We also urge the developer to make the majority of the parking underground which would also allow for a design that is more flexible and aesthetically pleasing.

We urge that a DEIR be revised and recirculated that considers a true preservation and housing retention alternative. Of the limited alternatives analyzed in the DEIR, only alternative 2 preserves the Flower Drive Historic District and of those limited choices we would urge that the environmentally superior alternative be chosen. But the choices should not be limited to the four contained in the DEIR.

Sincerely,

Adrienne Kuhre, President

Empowerment Congress North Area Neighborhood Development Council



NANDC
North Area Neighborhood Development Council
www.NANDC.org



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President

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Vice President

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Vacant
At Large
Representative

Jon Tieuel
At Large
Representative

Vacant
At Large
Representative

Amy Carnes,
Ph.D.
USC Interest
Representative

Aaron Flournoy
Business Interest
Representative

November 4, 2018

Deputy Advisory Agency and Hearing Officer
City Planning Commission
c/o Milena Zasadzien, City Planner
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

(By Email) Milena.Zasadzien@lacity.org

Re: VTT-74193-CN, CPC-2016-2658-VZC-HD-CU-MCUP-ZAD-SPR, CEQA No.: ENV-2016-1892-EIR (SCH. 2016071049) Plan Area: Southeast Los Angeles

3900 S. Figueroa Street, 3900-3972 South Figueroa Street; 3901-3969 South Flower Street; 450 West 39th Street

Deputy Advisory Agency and Hearing Officer

Please add our comments to the record in preparation for the hearing to be held by: Advisory Agency and Hearing Officer on behalf of City Planning Commission, on November 7, 2018. In addition, we plan to have a representative attend the hearing.

On November 1, 2018 the Empowerment Congress North Area Neighborhood Development Council reviewed the proposed project known as THE FIG and the FEIR issued for the project. The Board voted to maintain NANDC's opposition and efforts to retain the existing historic rent stabilized housing and support an alternative that retains the existing housing.

In our November 27, 2017 letter to the DEIR, NANDC stated: *The Empowerment Congress North Area Neighborhood Development Council (NANDC) considered the Draft Environmental Impact Report for The Fig Project and found that the proposed demolitions cannot be supported in the context of the goals of the Community Plan and the CRA Hoover Project Area goals. NANDC strongly objects to the demolition of eight multi-family residence within the Flower Drive Historic District and, by Board motion at its meeting of November 2, 2017, urges the developer to consider an alternative that incorporates these buildings into his project design.*



The Policy Committee met on October 24, 2018 and recommended that the Board that maintain NANDC's opposition and efforts to retain the existing historic rent stabilized housing and support an alternative that retains the existing housing by a vote of 6-0-0. The matter was placed on the NANDC November 1 duly noticed General Board Meeting Agenda, VII. Motions & Resolutions, item a, and the motion was approved by a vote of 7 ayes, 0 nay and 1 abstention.

Sincerely,

Thryeris Mason, President
Empowerment Congress North Area Neighborhood Development Council

Cc: Councilmember Curren Price, CD 9
Nora Gutierrez



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

February 12, 2019

TO: City Planning Commission

FROM: Milena Zasadzien, City Planner

TECHNICAL MODIFICATIONS TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2016-2658-VZC-HD-CU-MCUP-ZAD-SPR; 3900 South Figueroa Street

The following technical modifications need to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of February 14, 2019, related to Item No. 8 on the meeting agenda.

Exhibit A of the Staff Report, referred to as Project Plans dated February 14, 2019, inadvertently omitted pages related to the Landscape Plan. The Project Plans are therefore replaced with updated project plans attached to this memo, which now include the Landscape Plan and details (pages 20-26 of Exhibit A). No other changes to the plans have been made.

In addition, the following condition is added to Conditions of Approval, Section D. Entitlement Conditions – Site Plan Review (page C-4 of the Staff Report):

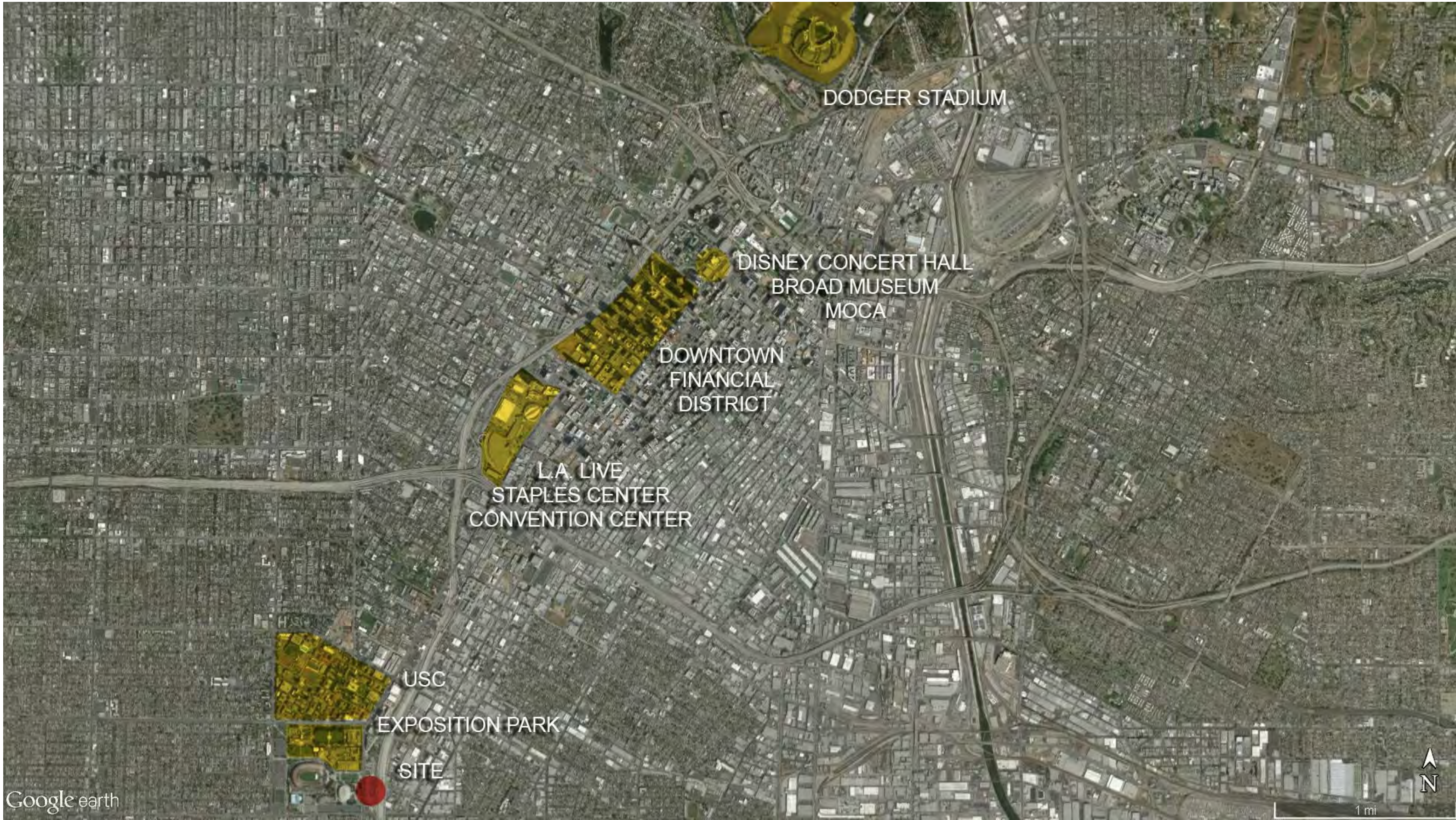
D.17. Solar and Electric Generator. Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.

THE FIG

ENTITLEMENT SUBMITTAL PACKAGE

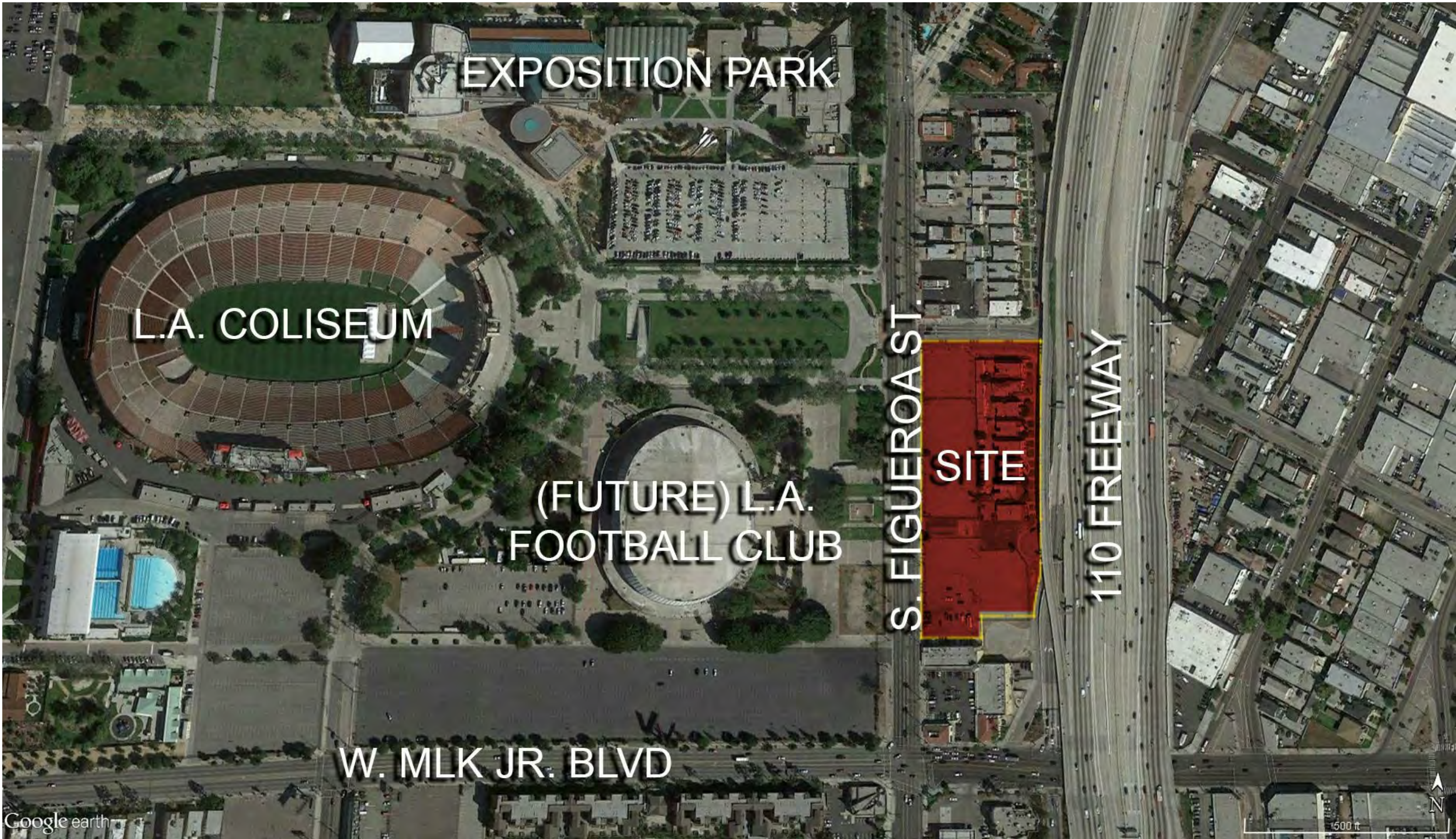


CPC-2016-2658-VZC-HD-CU-MCUP-ZAD-SPR
EXHIBIT A - Project Plans February 14, 2019

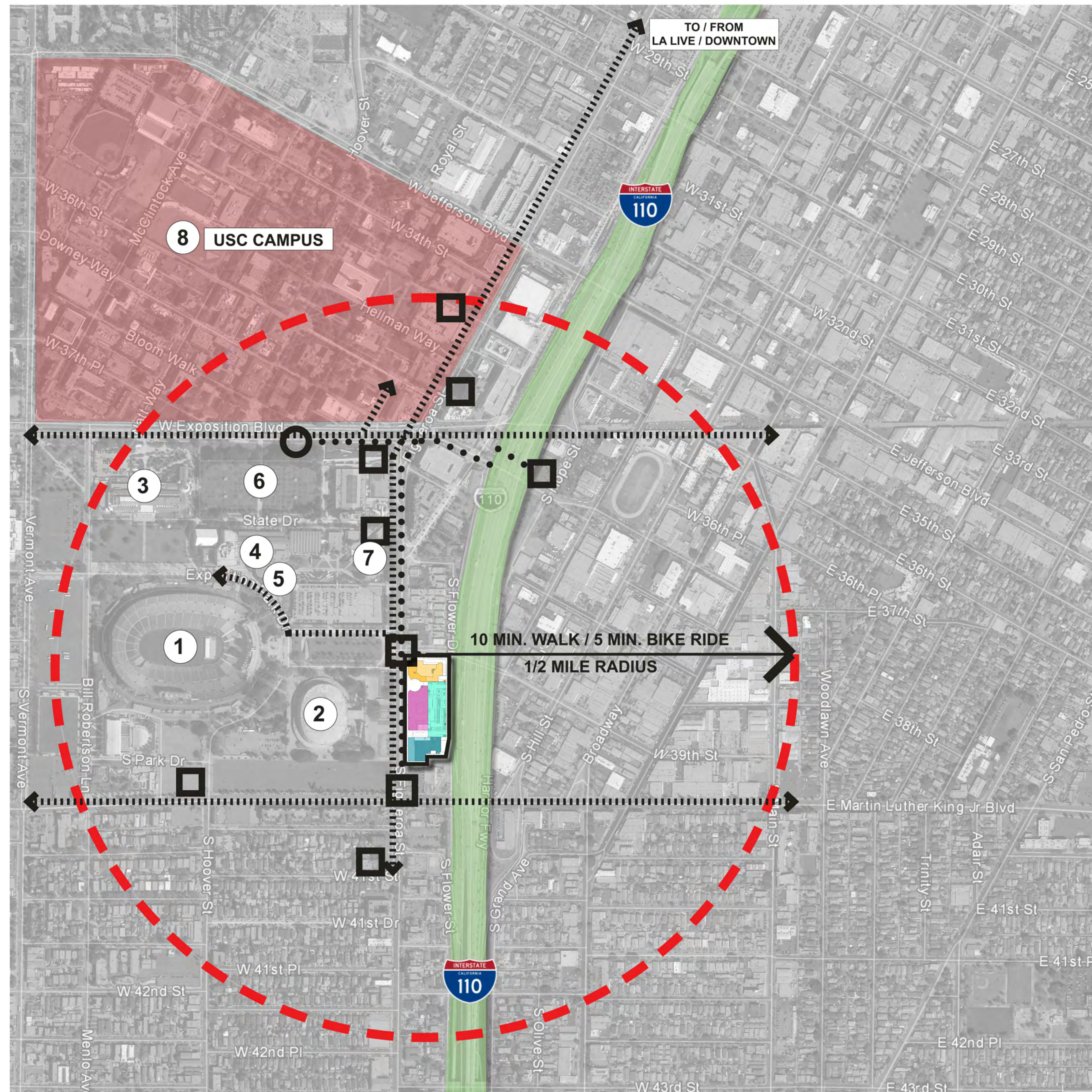


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SHEET INDEX, SITE LOCATION AND CONTEXT MAPS



KEYNOTES / LEGEND

1. LOS ANGELES MEMORIAL COLISEUM
2. LOS ANGELES MEMORIAL SPORTS ARENA (FUTURE L.A. FOOTBALL CLUB STADIUM)
3. NATURAL HISTORY MUSEUM
4. CALIFORNIA SCIENCE CENTER
5. IMAX THEATER
6. EXPOSITION ROSE GARDEN PARK
7. AFRICAN AMERICAN MUSEUM
8. USC CAMPUS

- PRIMARY PEDESTRIAN / BIKE CIRCULATION ROUTE TO MASS TRANSPORTATION
- PRIMARY PEDESTRIAN / BIKE CIRCULATION ROUTE TO MAJOR POINTS OF INTEREST
- EXPO LINE STOP
- BUS STOP

PEDESTRIAN AND BICYCLING CIRCULATION

THE FIG – PROJECT SUMMARY

APPLICANT: THE VENTUS GROUP - 2030 Main Street, #530, Irvine, CA 92614

PROPOSED DEVELOPMENT: 624,167 SQUARE FOOT MIXED USE DEVELOPMENT INCLUDING A 298 ROOM HOTEL, 408 RESIDENTIAL UNITS, 96,446 S.F. OF COMMERCIAL USES INCLUDING GROUND LEVEL RETAIL, RESTAURANT, AND OFFICE USES, AND A SHARED 7 STORY PARKING GARAGE CONTAINING A MINIMUM OF 1,017 SPACES WITH ROOF TOP AMENITIES FOR THE RESIDENTIAL UNITS AND HOTEL.

ADDRESS & LOCATION

3900, 3902 thru 3972 SOUTH FIGUEROA STREET and 3901 thru 3969 S. FLOWER STREET and 450 W. 39th STREET, LOS ANGELES, CA 90037
THE PROJECT IS LOCATED ON THE SOUTHEAST CORNER OF SOUTH FIGUEROA STREET AND 39TH STREET.

LEGAL DESCRIPTION

LOTS 2 THROUGH 14 AND 21 THROUGH 34 AND PORTIONS OF LOTS 1 AND 20 IN BLOCK 15 OF ZOBELEIN’S GRAND AVENUE AND FIGUEROA STREET TRACT, (TRACT NUMBER 2411), IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CURRENTLY COMPRISED OF APN: 5037-032-003 THROUGH -008, -022 THROUGH-033, -041 THROUGH -048.

LOT AREA

192,605 S.F.	
<i>HOTEL BUILDING FLOOR AREA</i>	
298 GUEST ROOMS	167,430 SF
GUEST AMENITIES & OTHER USES	23,396 SF
SHARED GUEST/PUBLIC AMENITIES	13,553 SF
MEETING ROOMS	7,203 SF
RETAIL/RESTAURANT USES	15,335 SF
TOTAL	226,917 SF
<i>STUDENT HOUSING BUILDING FLOOR AREA</i>	
DWELLING UNITS, (222 D.U.)	174,688 SF
RETAIL/RESTAURANT USES	32,991 SF
COVERED ROOFTOP AMENITITES	1,950 SF
LOBBIES & TRASH, (WITHIN PARKING STRUCTURE)	5,985 SF
TOTAL	215,614 SF
<i>MIXED INCOME BUILDING FLOOR AREA</i>	
DWELLING UNITS, (186 D.U.)	151,012 SF
RETAIL/RESTAURANT USES	7,000 SF
OFFICE USES	20,364 SF
AMENITIES & OTHER USES	1,960 SF
COVERED ROOFTOP AMENITIES	1,300 SF
TOTAL	181,636 SF
PROJECT TOTAL	624,167 SF
PROJECT FAR	3.24:1
COMMERCIAL TOTAL	96,446 SF
COMMERCIAL FAR	0.50:1

VEHICULAR PARKING REQUIRED

MINIMUM OF 1,017 SPACES REQUIRED			
<i>HOTEL PARKING SUMMARY</i>			
<u>ROOMS</u>	<u>REQUIREMENT</u>	<u>SPACES REQ.</u>	
1-30, (30)	1 SPACE/ROOM	30	
31-60, (30)	0.5 SPACE/ROOM	15	
OVER 60,(238)	0.33 SPACE/ROOM	79	
SUBTOTAL		124	
BICYCLE PARKING REDUCTION		-7	
TOTAL		117	
<i>HOUSING PARKING SUMMARY, (COMBINED STUDENT HOUSING AND MIXED INCOME)</i>			
<u>UNITS</u>	<u>REQUIREMENT</u>	<u>SPACES REQ.</u>	
STUDIO, (82)	1 SPACE/UNIT	82	
1BR/1BA,(197)	1.5 SPACE/UNIT	296	
2BR/2BA,(119)	2 SPACES/UNIT	238	
4BR/2BA,(10)	2 SPACES/UNIT	20	
SUBTOTAL		636	
BICYCLE PARKING REDUCTION		-95	
TOTAL		541	
<i>COMMERCIAL PARKING SUMMARY</i>			
<u>USE REQ</u>	<u>S.F.</u>	<u>REQUIREMENT</u>	<u>SPACES</u>
RETAIL/RESTAURANT	55,326	2 SPACES/1,000 SF	111
CREATIVE OFFICE	20,364	2 SPACES/1,000 SF	41
HOTEL MEETING ROOMS	7,203	28.6 SPACES/1,000 SF	206
SHARED GUEST/PUBLIC	13,553	2 SPACES/1,000 SF	27
SUBTOTAL			385
BICYCLE PARKING REDUCTION			-26
TOTAL			359

BICYCLE PARKING REQUIRED

114 SHORT TERM REQUIRED 472 LONG TERM REQUIRED			
<i>REQUIRED BICYCLE PARKING SUMMARY</i>			
<u>USE/TYPE</u>	<u>REQUIREMENT</u>	<u>SHORT-TERM</u>	<u>LONG-TERM</u>
RESIDENTIAL, (408 UNITS)	1 SPACE/10 UNITS, (SHORT-TERM) 1 SPACE/UNIT, (LONG-TERM)	41	408
HOTEL, (298 ROOMS)	1 SPACE/20 ROOMS, (SHORT-TERM) 1 SPACE/20 ROOMS, (LONG-TERM)	15	15
RETAIL/RESTAURANT (55,326 SF)	1 SPACE/2,000 SF, (SHORT-TERM) 1 SPACE/2,000 SF, (SHORT-TERM)	28	28
CREATIVE OFFICE, (20,364 SF)	1 SPACE/10,000 SF, (SHORT-TERM) 1 SPACE/5,000 SF, (LONG-TERM)	2	4
HOTEL MEETING ROOMS, (7,203 SF)	1 SPACE/350 SF, (SHORT-TERM) 1 SPACE/700 SF, (LONG-TERM)	21	10
SHARED GUEST/PUBLIC AMENITIES, (13,553 SF)	1 SPACE/2,000 SF, (SHORT-TERM) 1 SPACE/2,000 SF, (LONG-TERM)	7	7

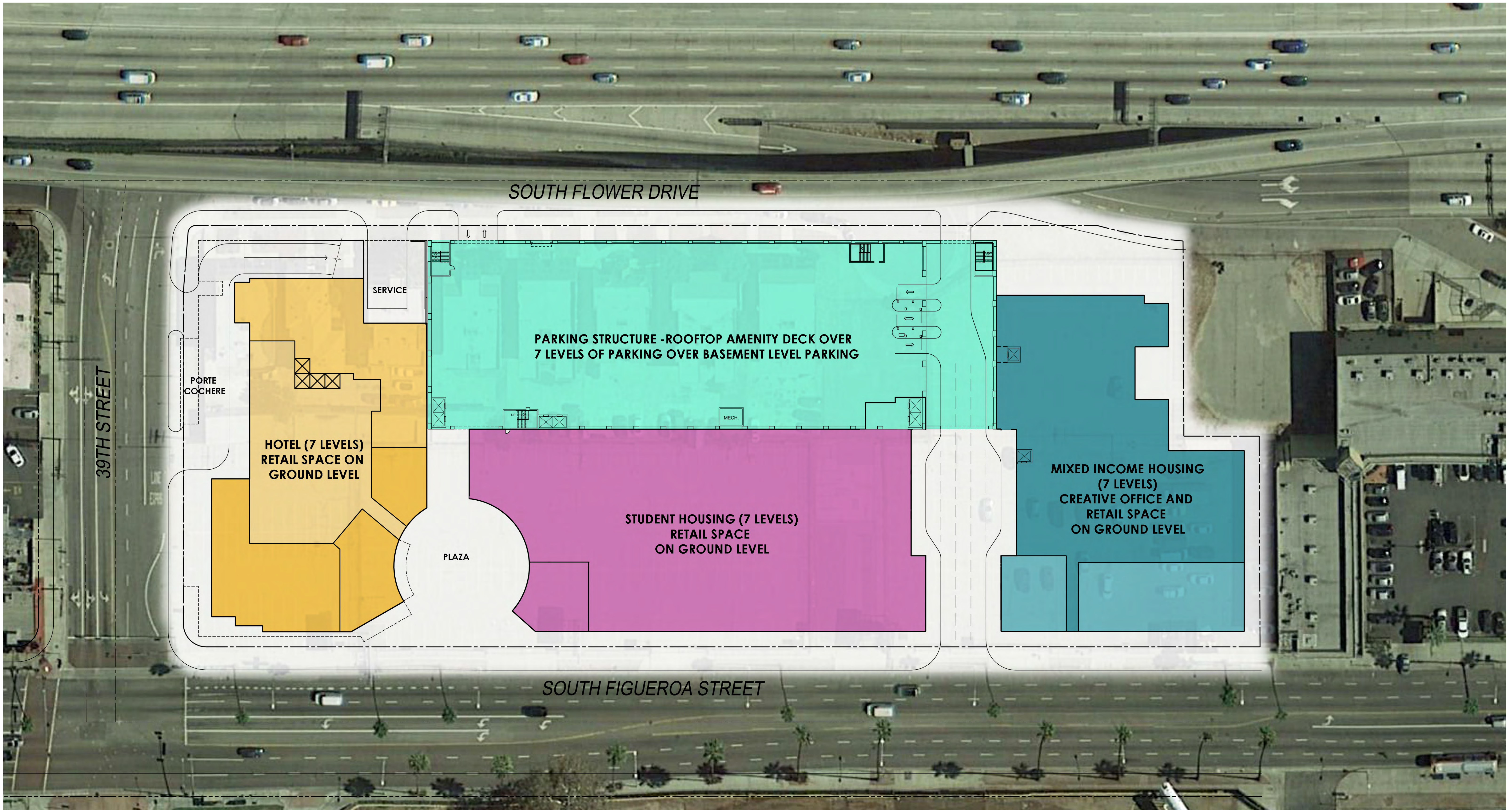
OPEN SPACE REQUIRED

<i>STUDENT HOUSING</i>		
<u>USE/TYPE</u>	<u>REQUIREMENT</u>	<u>OPEN SPACE REQUIRED</u>
STUDIO, (36)	100 SF PER UNIT	3,600 SF
1BR/1BA, (104)	100 SF PER UNIT	10,400 SF
2BR/2BA, (72)	125 SF PER UNIT	9,000 SF
4BR/2BA, (10)	175 SF PER UNIT	1,750 SF
TOTAL REQUIRED		24,750 SF
<i>MIXED INCOME HOUSING</i>		
<u>USE/TYPE</u>	<u>REQUIREMENT</u>	<u>OPEN SPACE REQUIRED</u>
STUDIO, (46)	100 SF PER UNIT	4,600 SF
1BR/1BA, (93)	100 SF PER UNIT	9,300 SF
2BR/2BA, (47)	125 SF PER UNIT	5,875 SF
TOTAL REQUIRED		19,775 SF

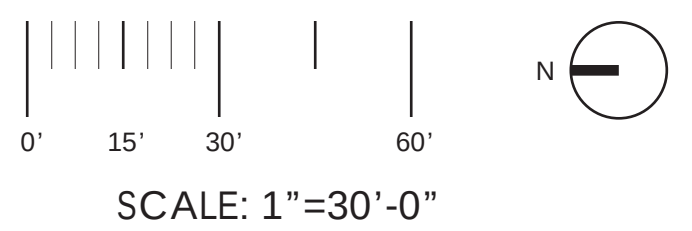
OPEN SPACE PROVIDED

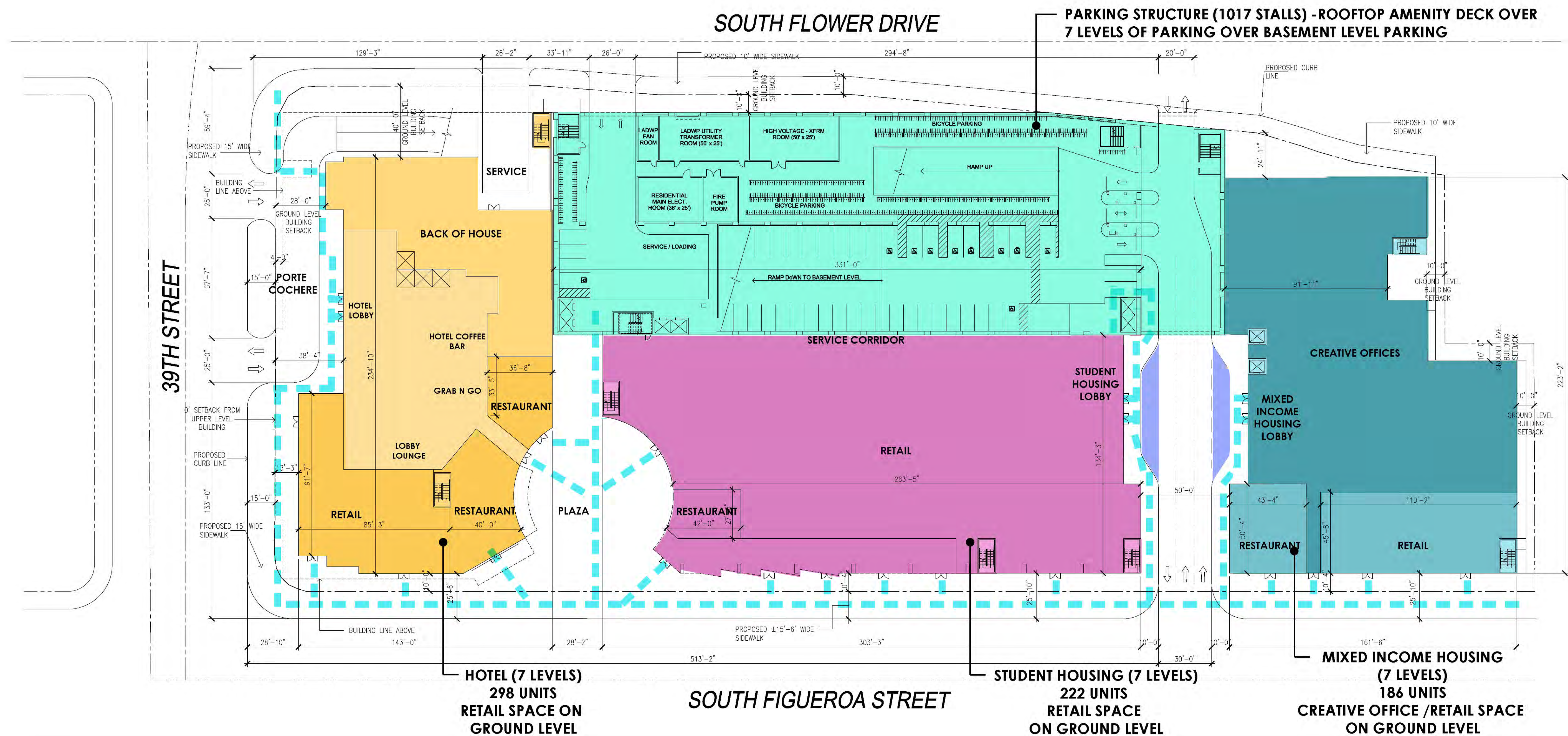
<i>STUDENT HOUSING</i>	
COURTYARDS, (OUTDOOR)	6,800 SF
FITNESS CENTER	1,950 SF
(LOCATED ON PARKING GARAGE ROOFTOP)	
OUTDOOR AMENITIES	13,500 SF
(PARKING GARAGE ROOFTOP)	
OUTDOOR TERRACES	2,880 SF
TOTAL PROVIDED	25,130 SF
<i>MIXED INCOME HOUSING</i>	
COURTYARDS, (OUTDOOR)	3,415 SF
FITNESS CENTER	1,300 SF
(LOCATED ON PARKING GARAGE ROOFTOP)	
OUTDOOR AMENITIES	9,800 SF
(LOCATED ON PARKING GARAGE ROOFTOP)	
OUTDOOR TERRACES	975 SF
INDOOR LOUNGES	1,960 SF
Courtyard (OUTDOOR)	2,350 SF
TOTAL PROVIDED	19,800 SF

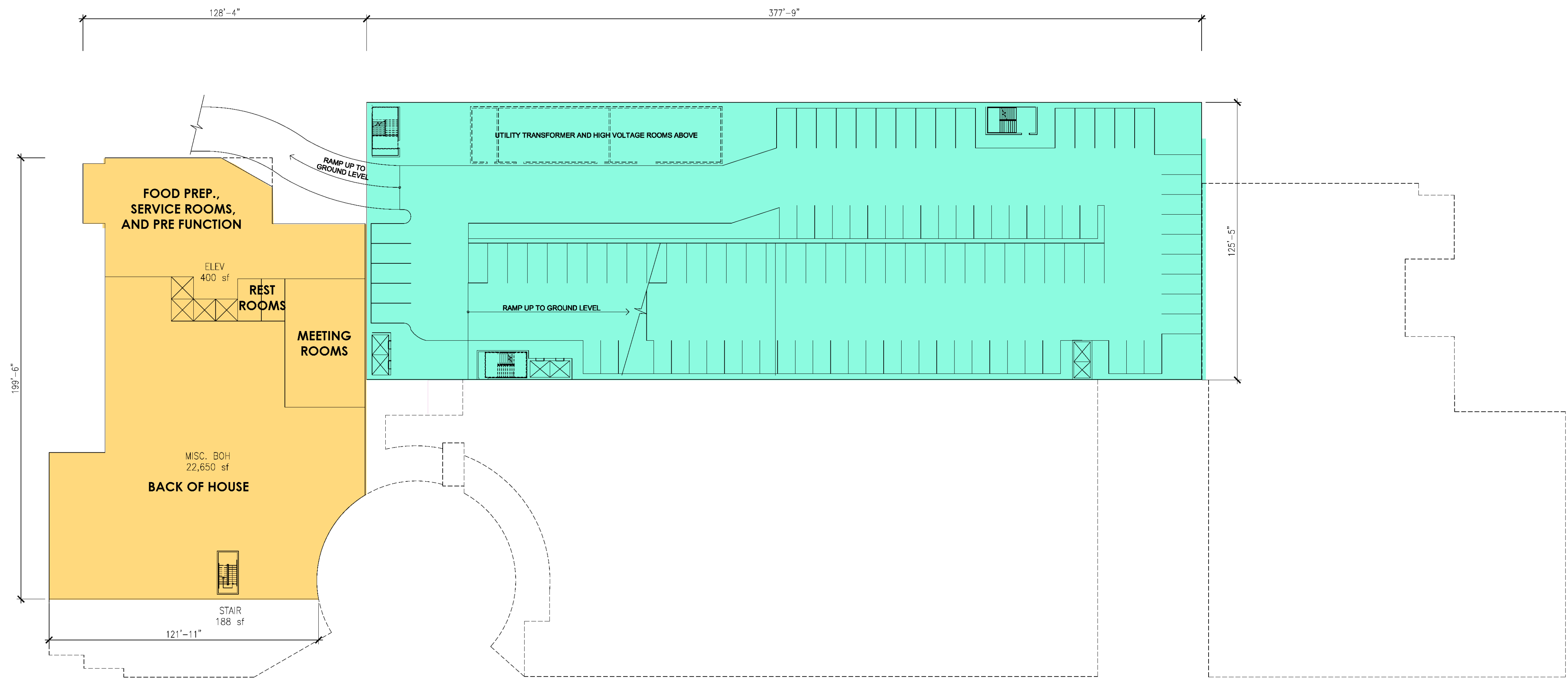
PROJECT SUMMARY



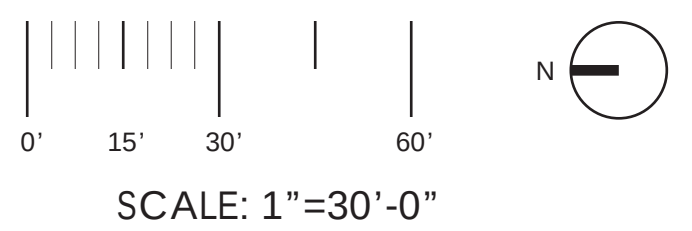
PLOT PLAN





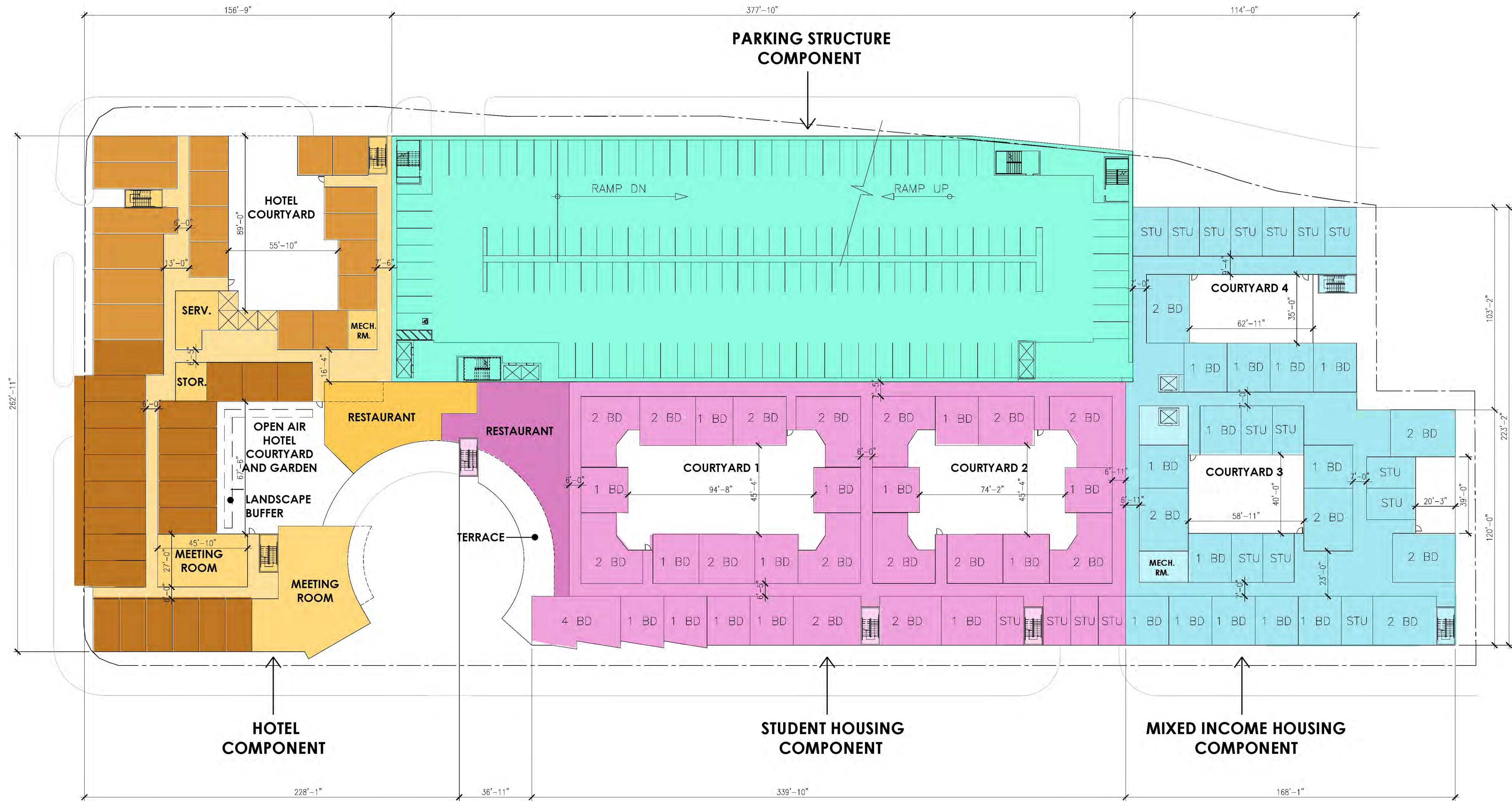


BASEMENT LEVEL

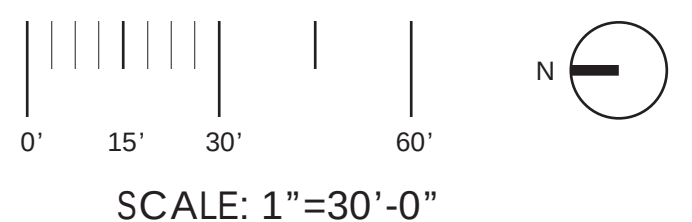


HOTEL ROOM TYPES

- EXTENDED STAY
- SELECT SERVICE

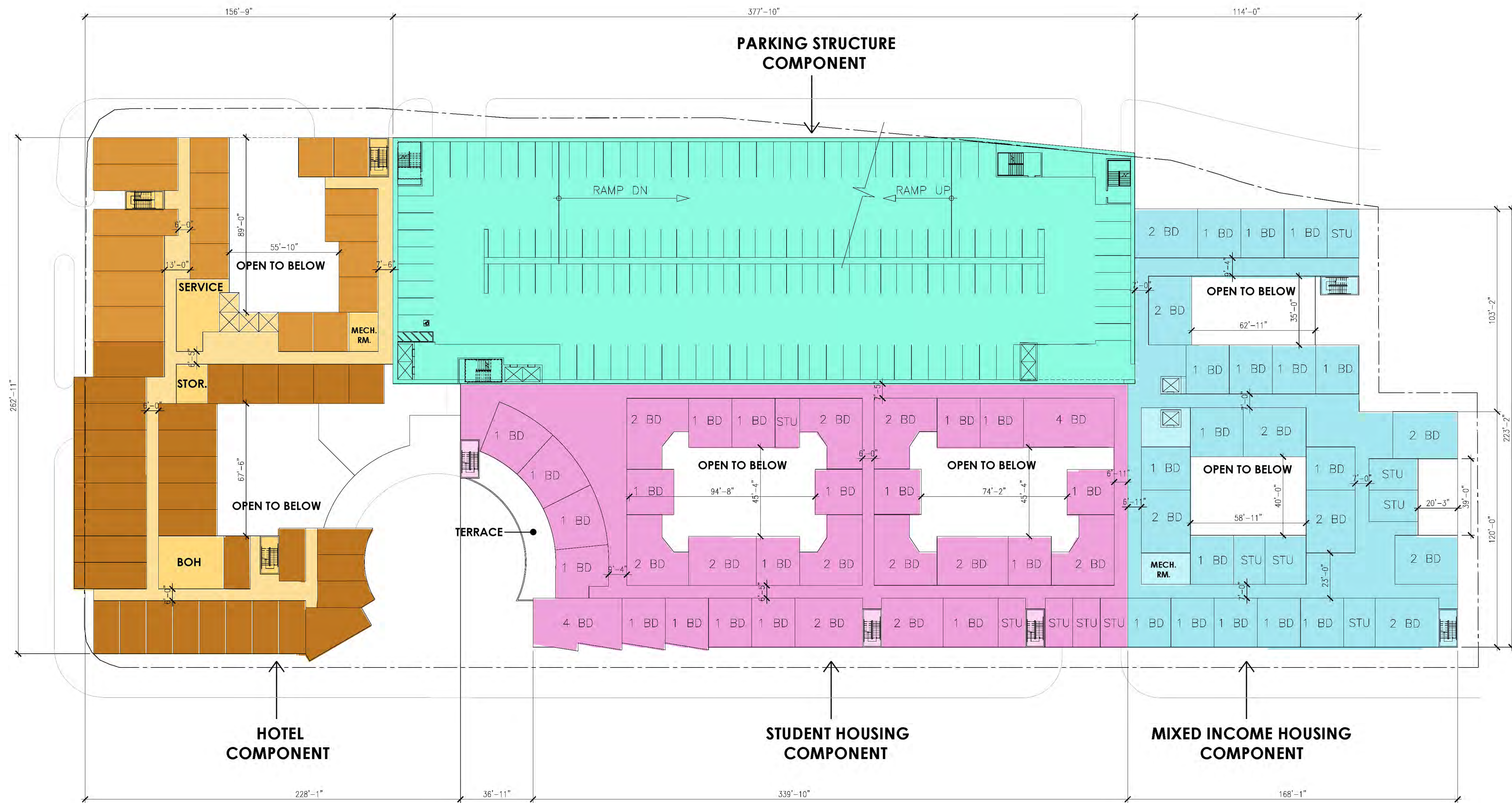


LEVEL 02

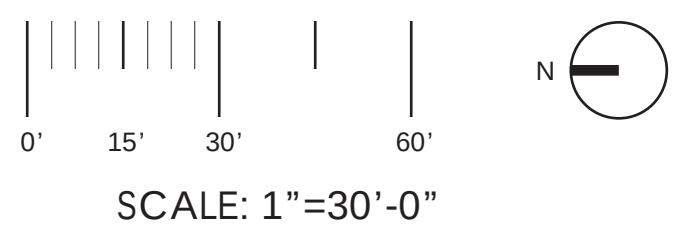


HOTEL ROOM TYPES

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- SELECT SERVICE

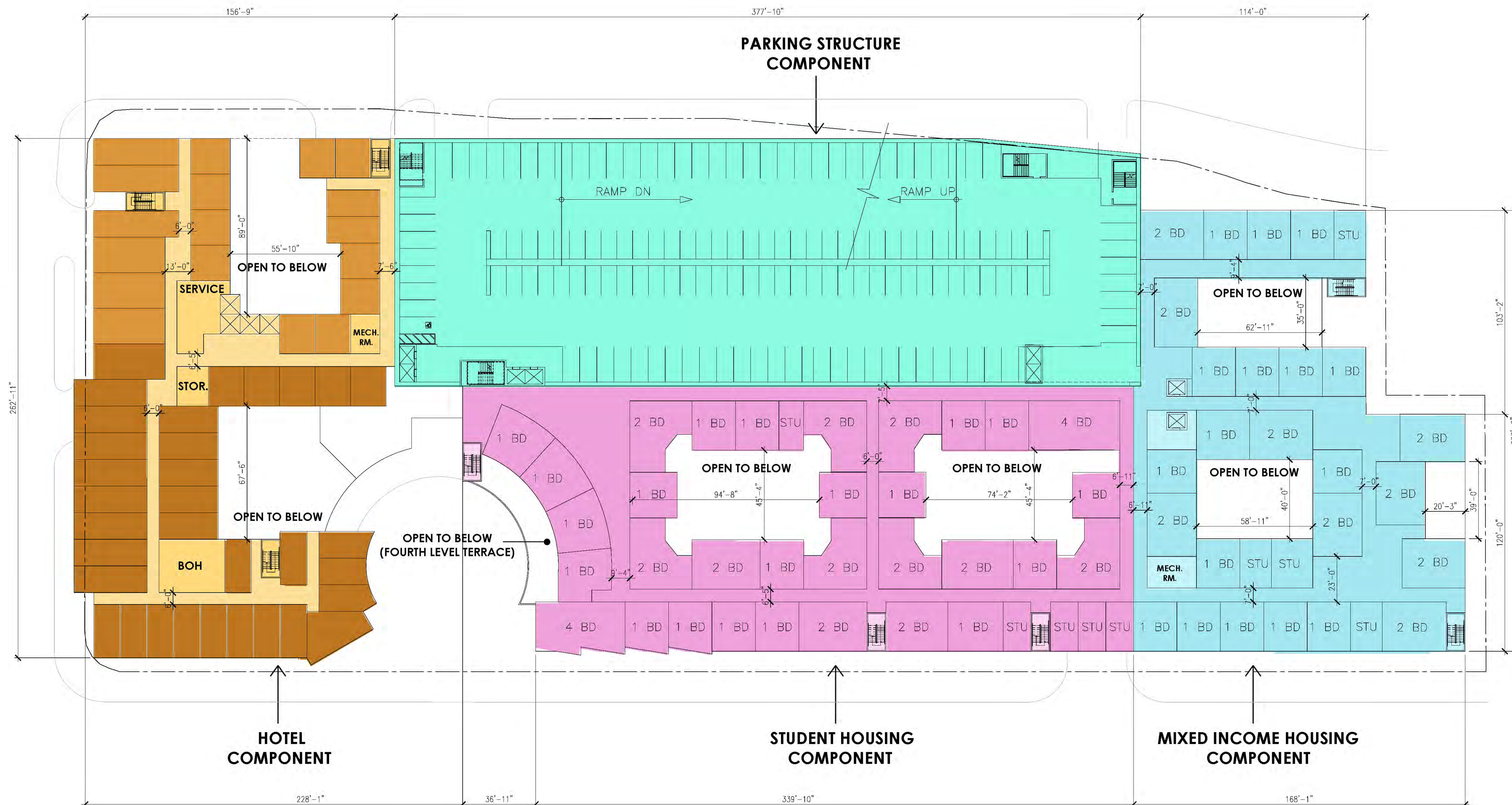


LEVELS 04



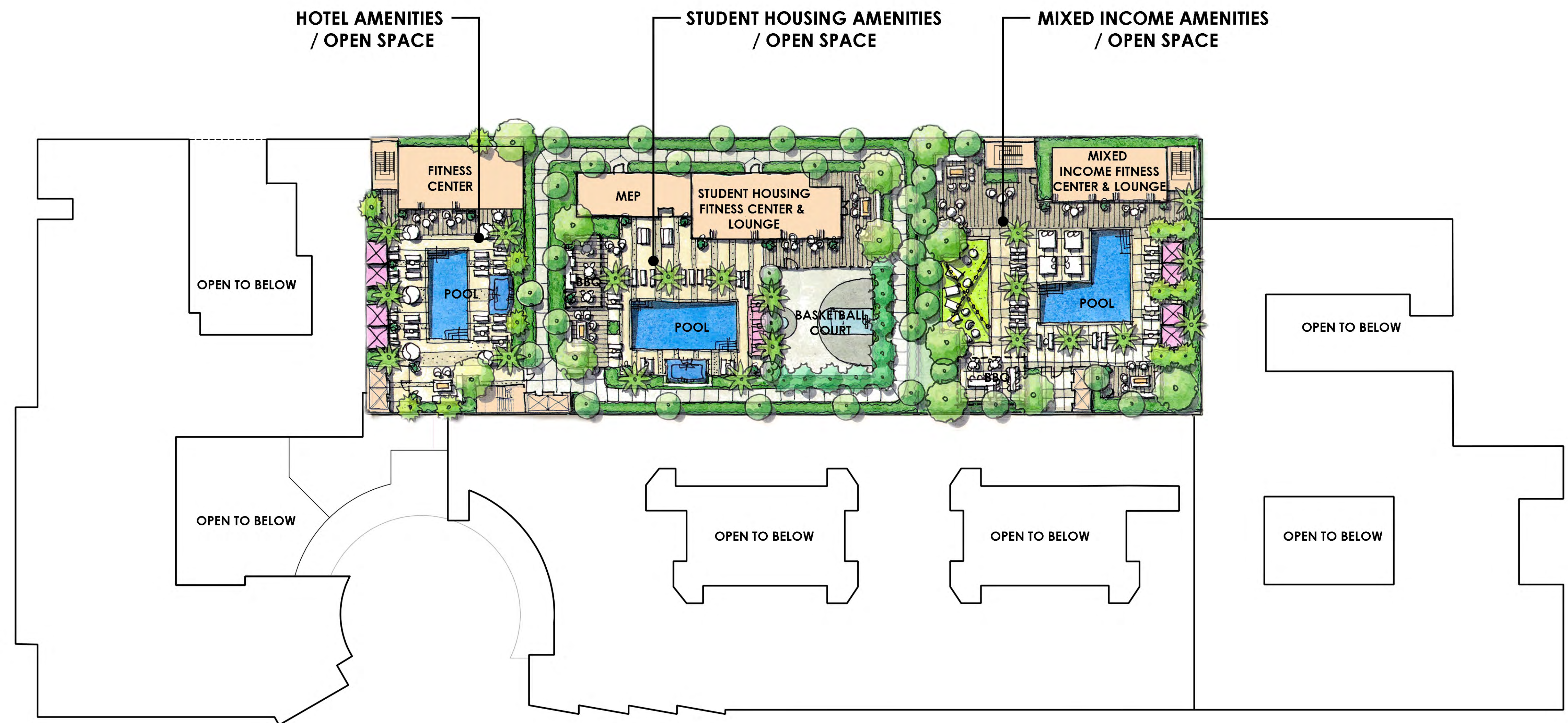
HOTEL ROOM TYPES

- EXTENDED STAY
- SELECT SERVICE

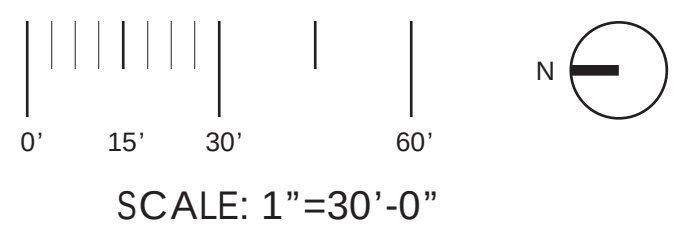


LEVELS 05 - 07



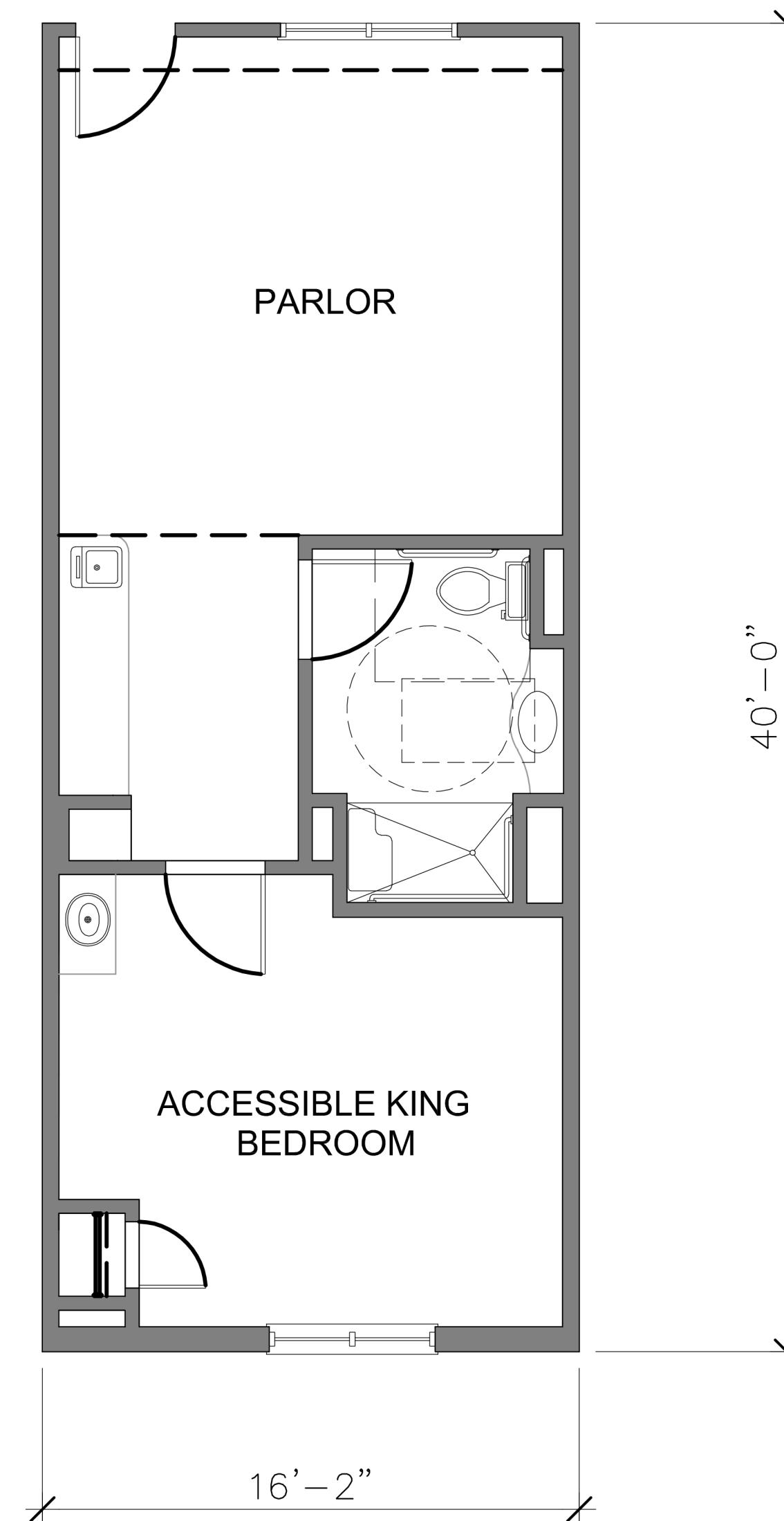


ROOF LEVEL

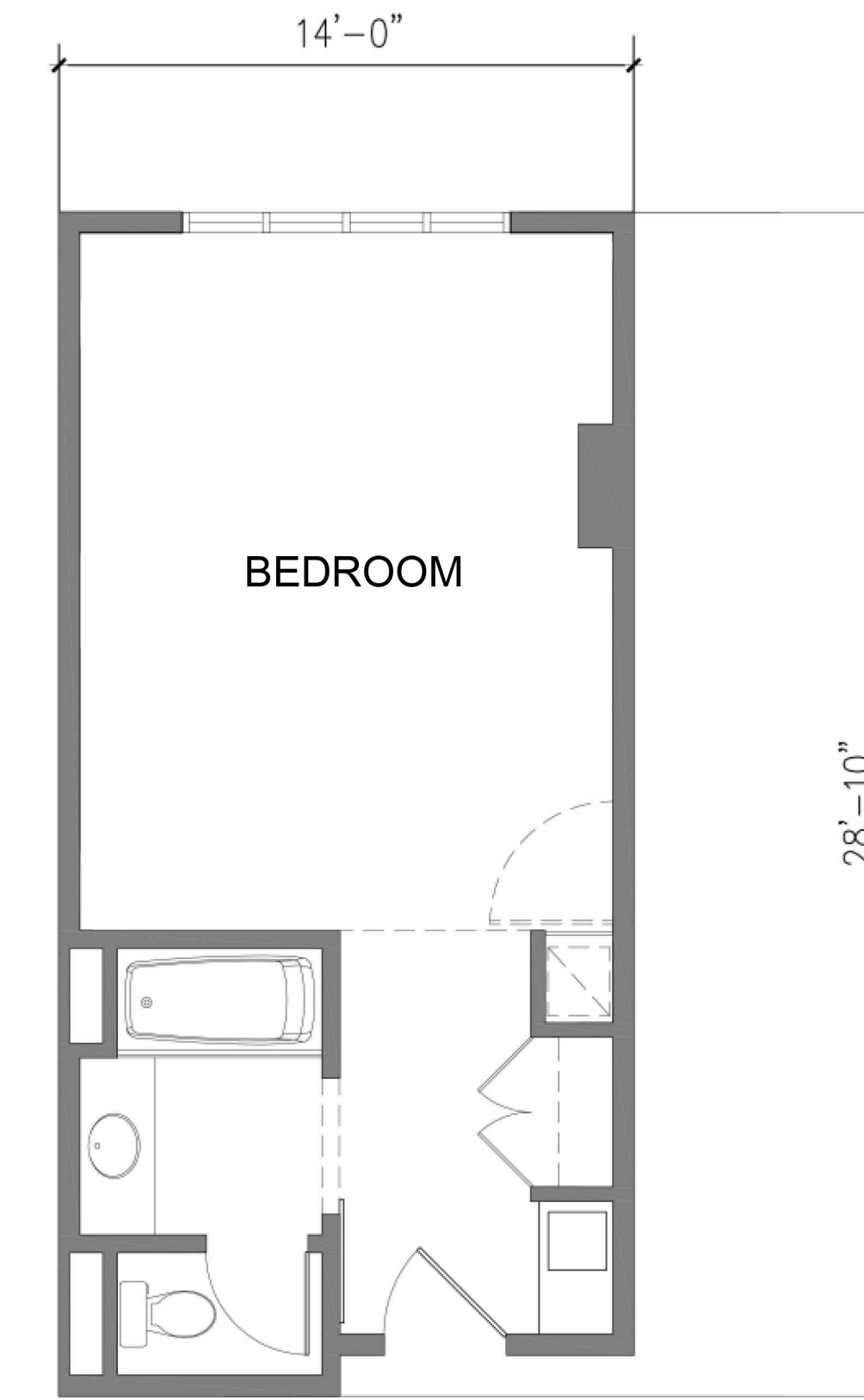




TYPICAL EXTENDED STAY GUESTROOM

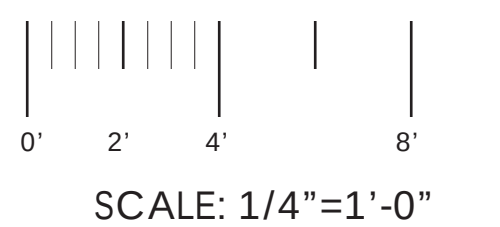


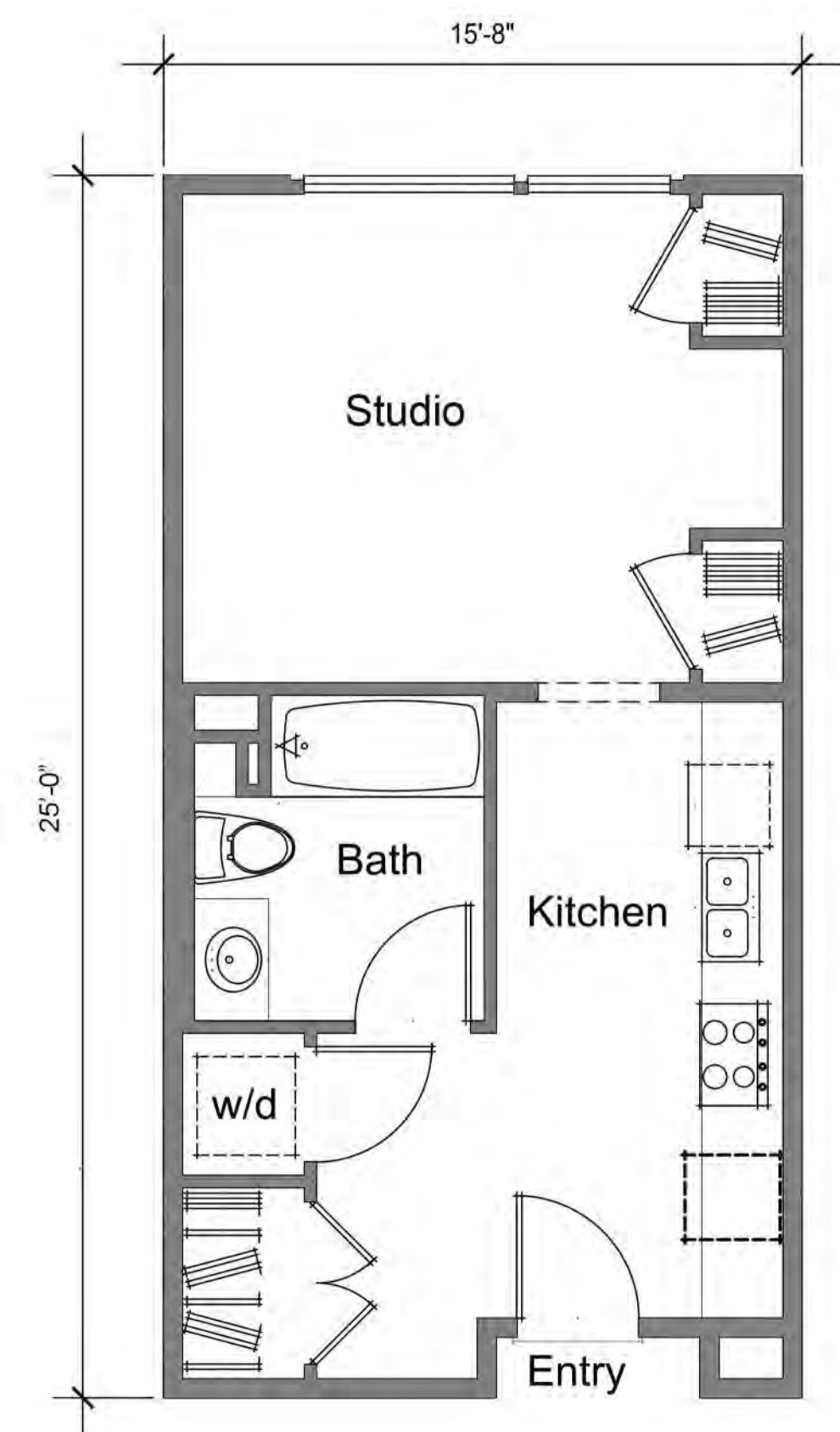
TYPICAL EXTENDED STAY GUESTROOM



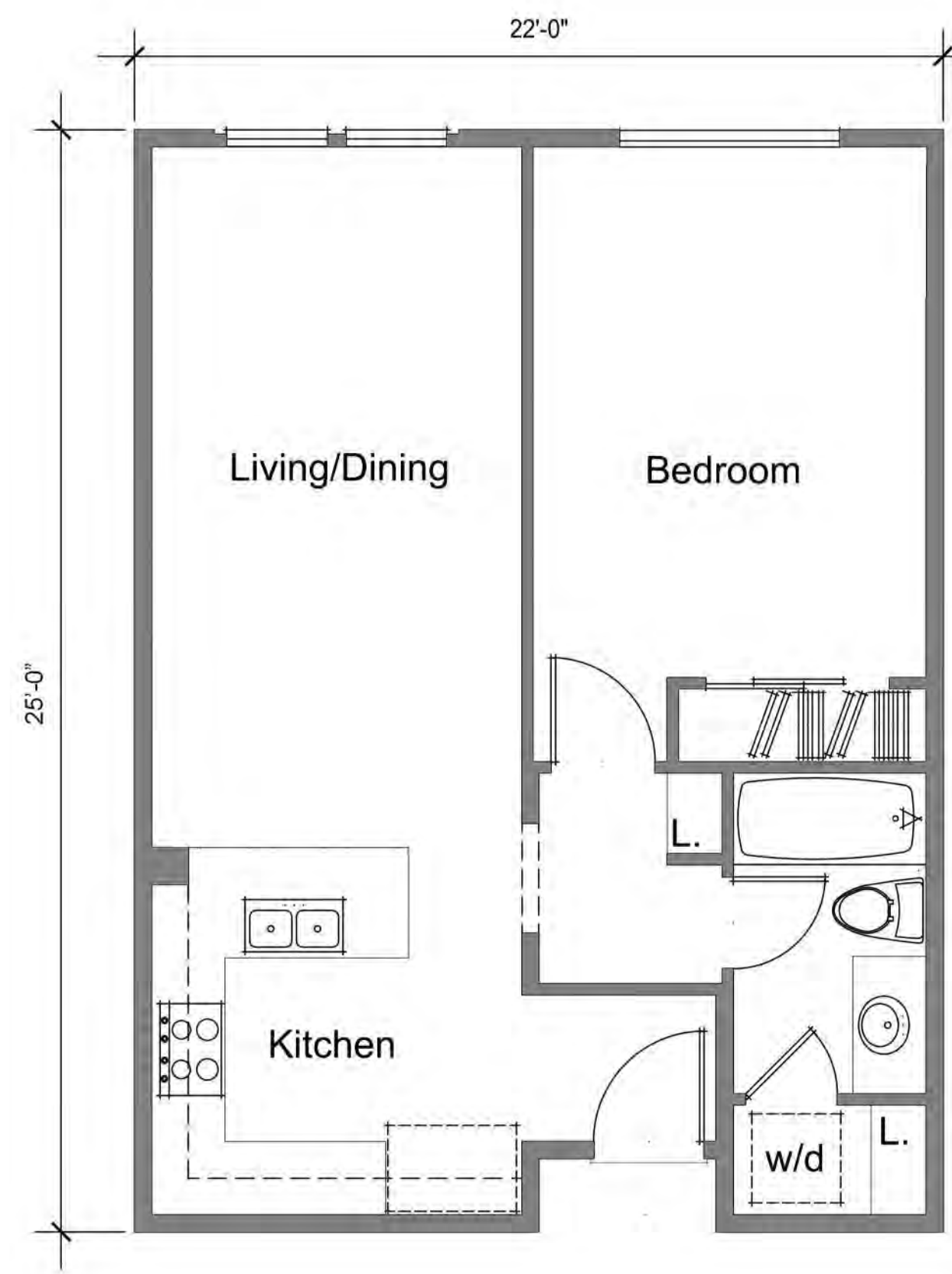
TYPICAL SELECT SERVICE GUESTROOM

HOTEL TYPICAL GUESTROOM PLANS

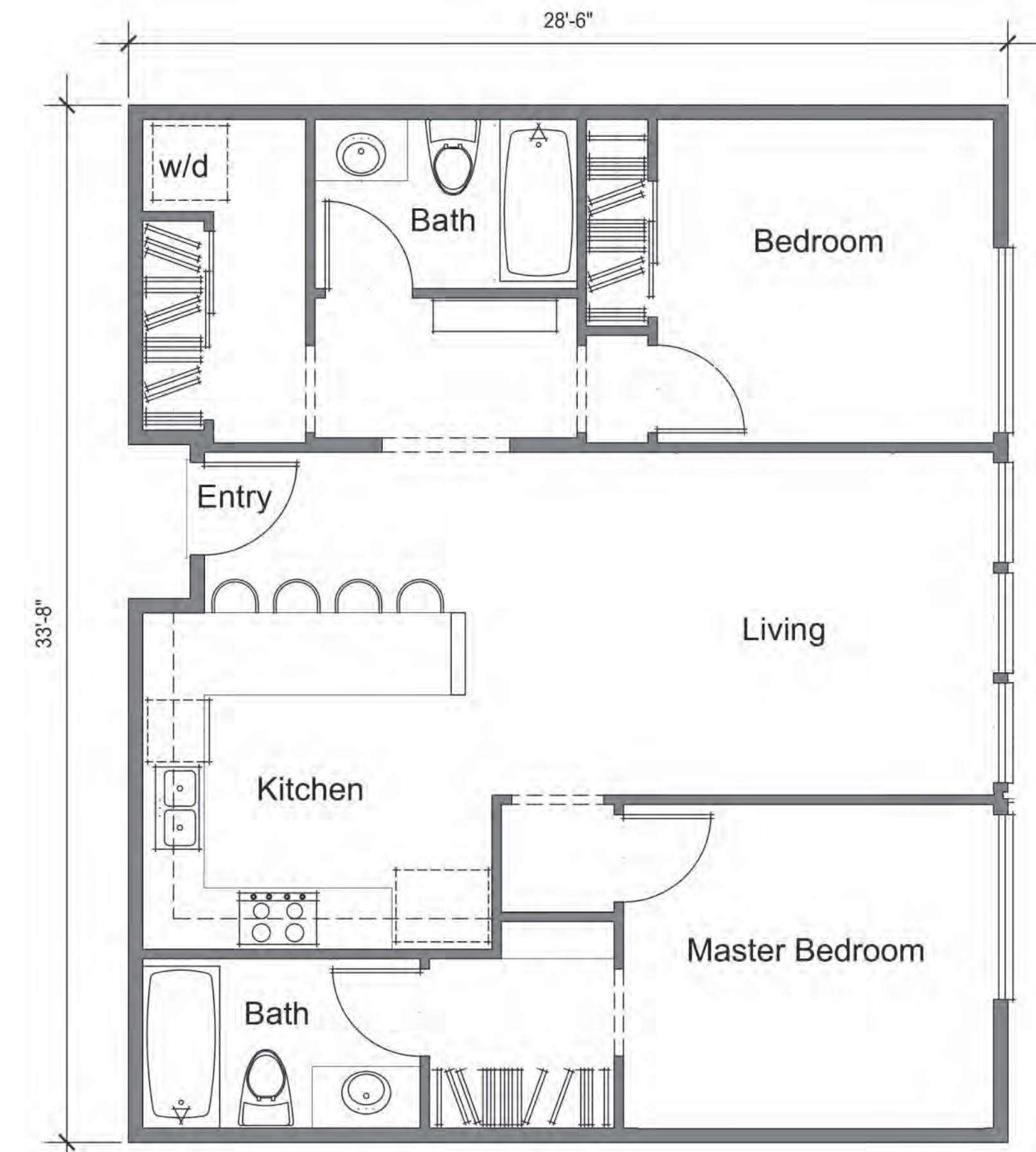




TYPICAL FLOOR PLAN - 1 STUDIO

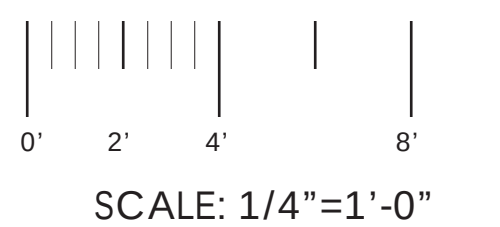


TYPICAL FLOOR PLAN - 1 BEDROOM / 1 BATH



TYPICAL FLOOR PLAN - 2 BEDROOM / 2 BATH

MIXED-INCOME HOUSING TYPICAL UNIT PLANS

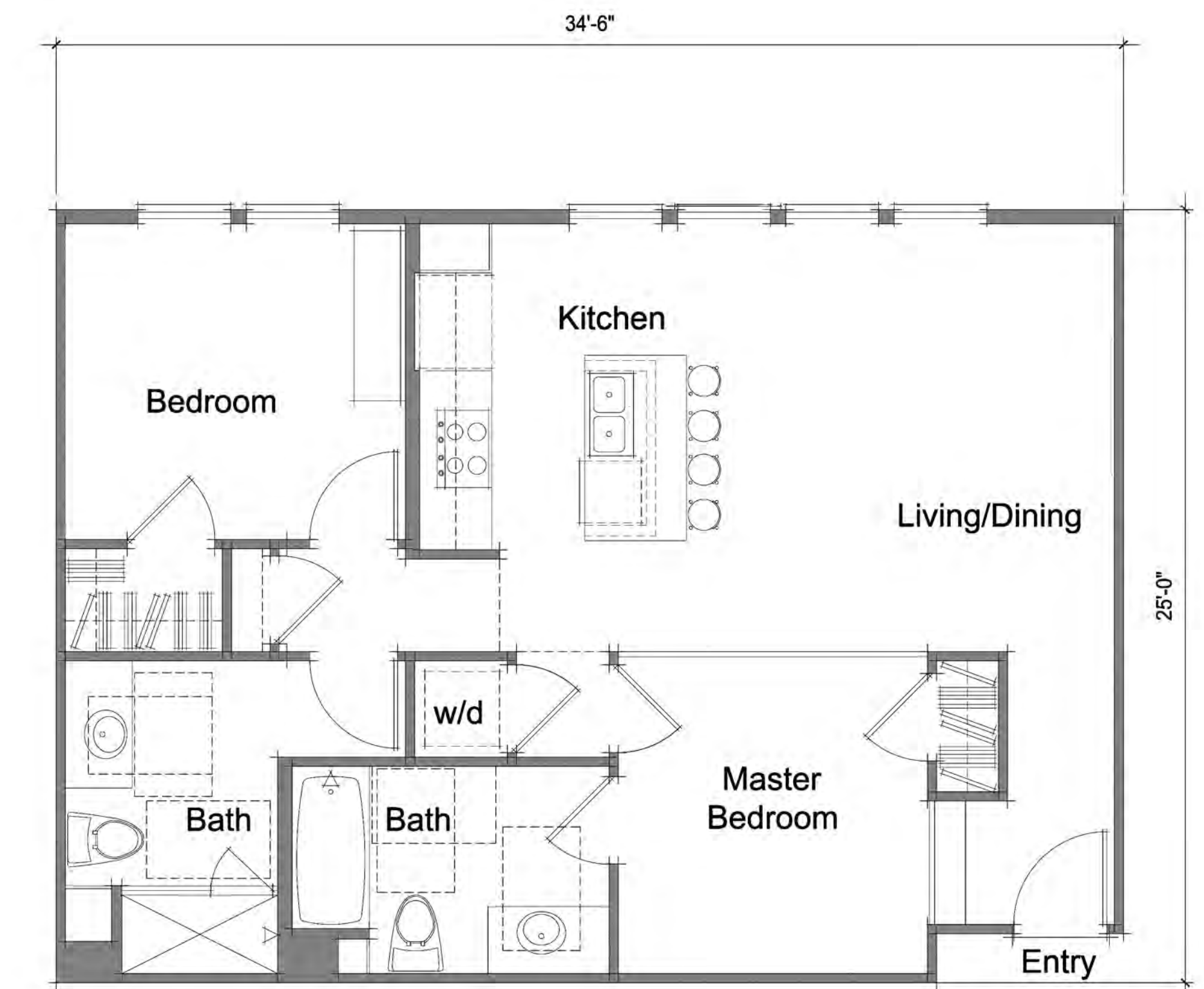




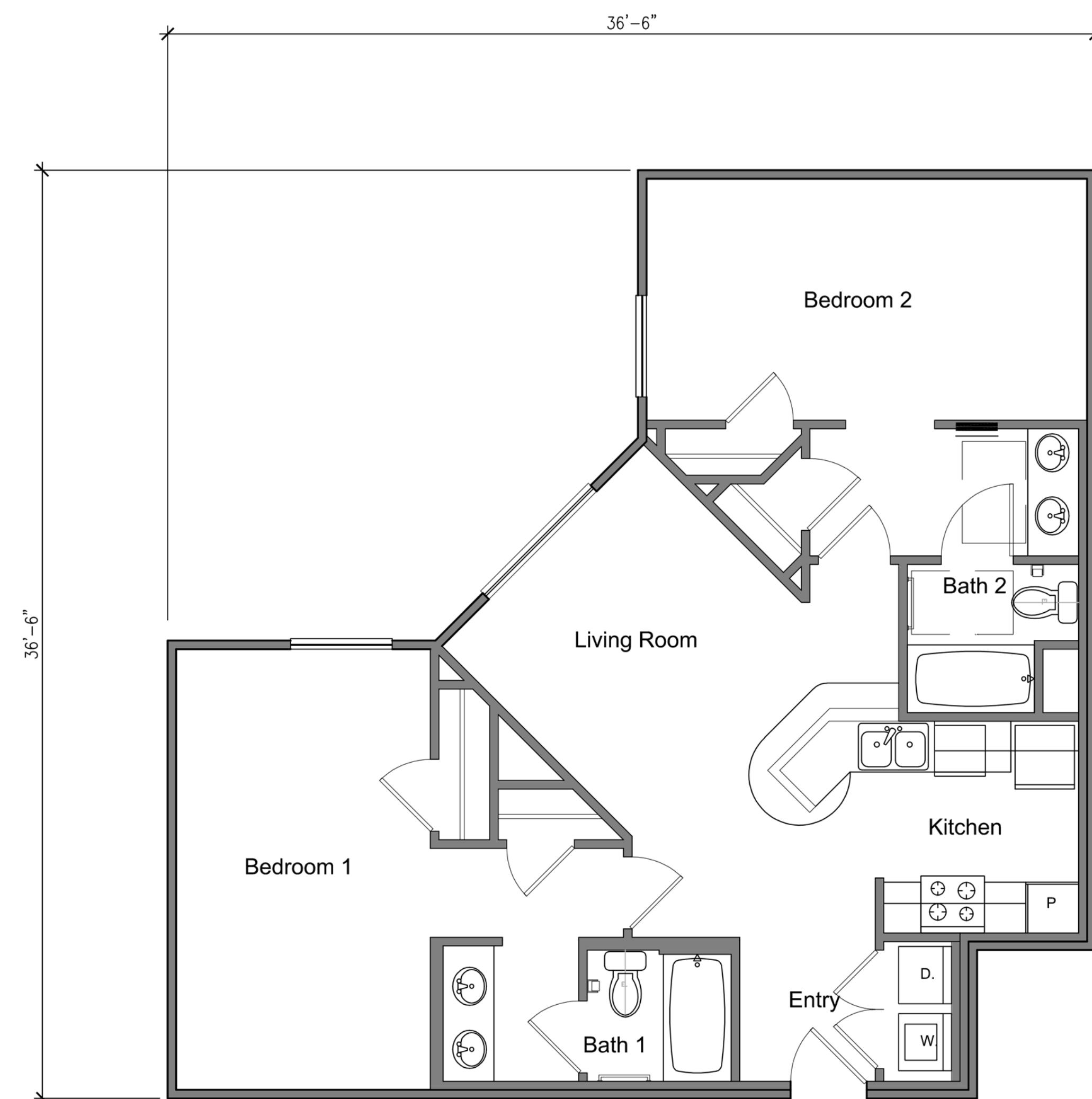
TYPICAL FLOOR PLAN - 1 STUDIO



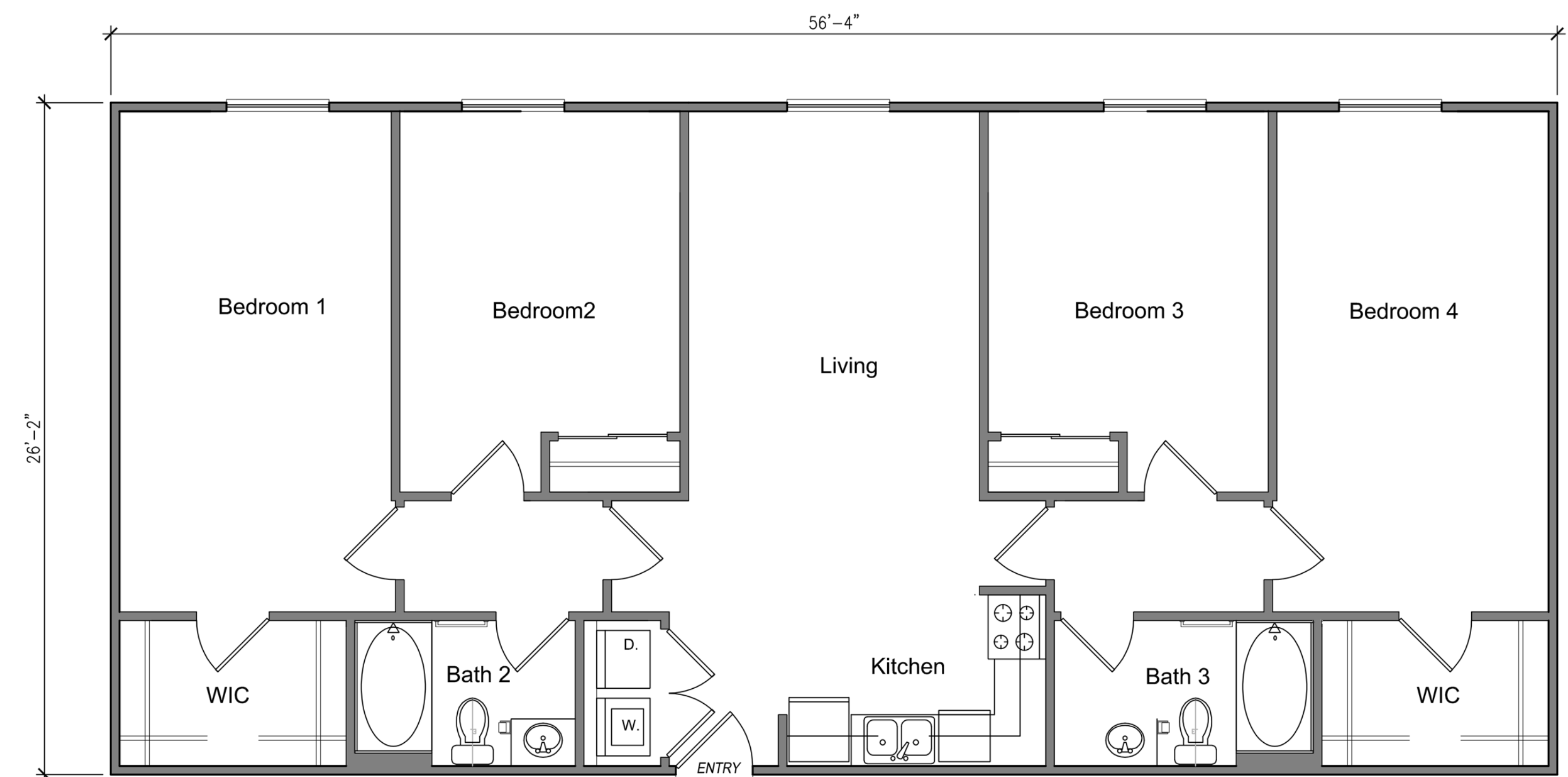
TYPICAL FLOOR PLAN - 1 BEDROOM / 1 BATH



TYPICAL FLOOR PLAN - 2 BEDROOM / 2 BATH

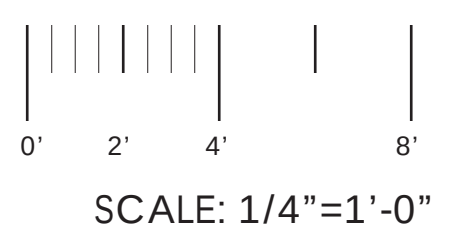


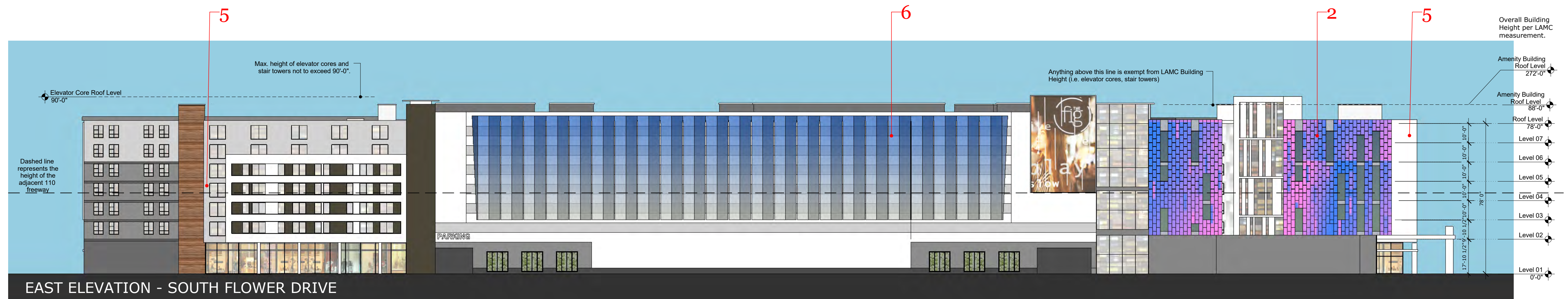
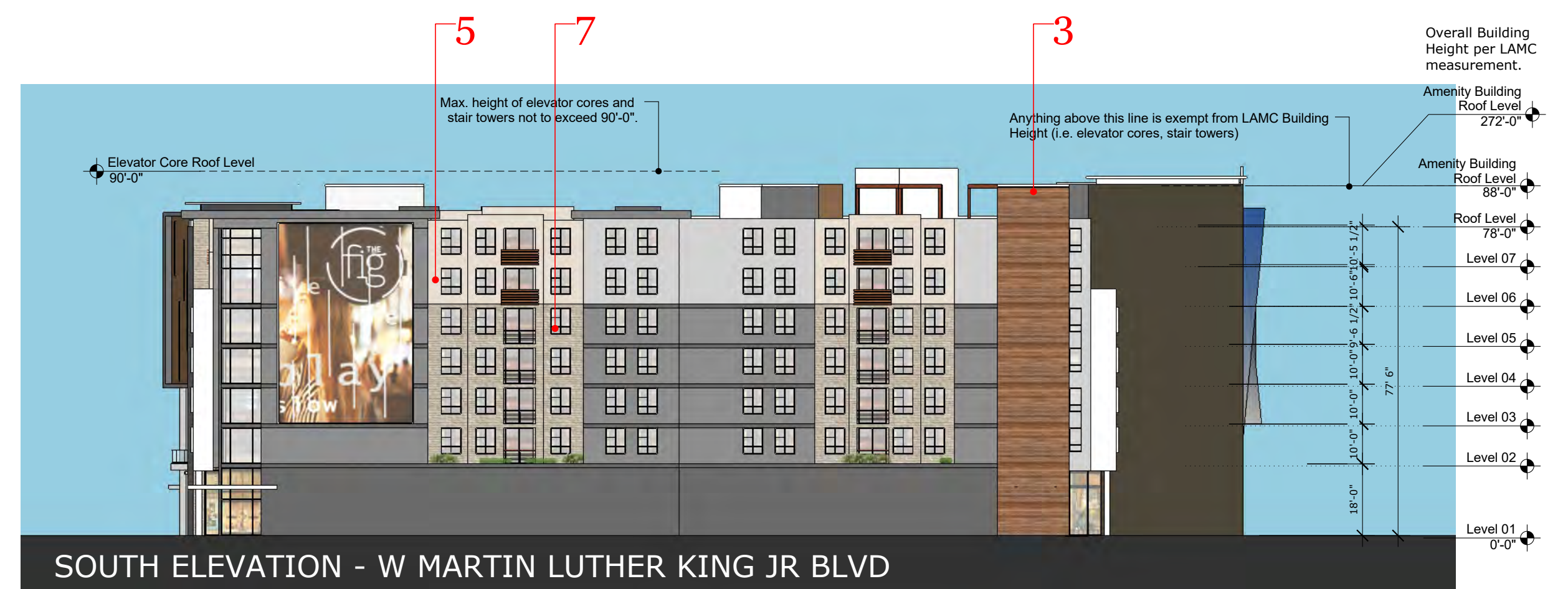
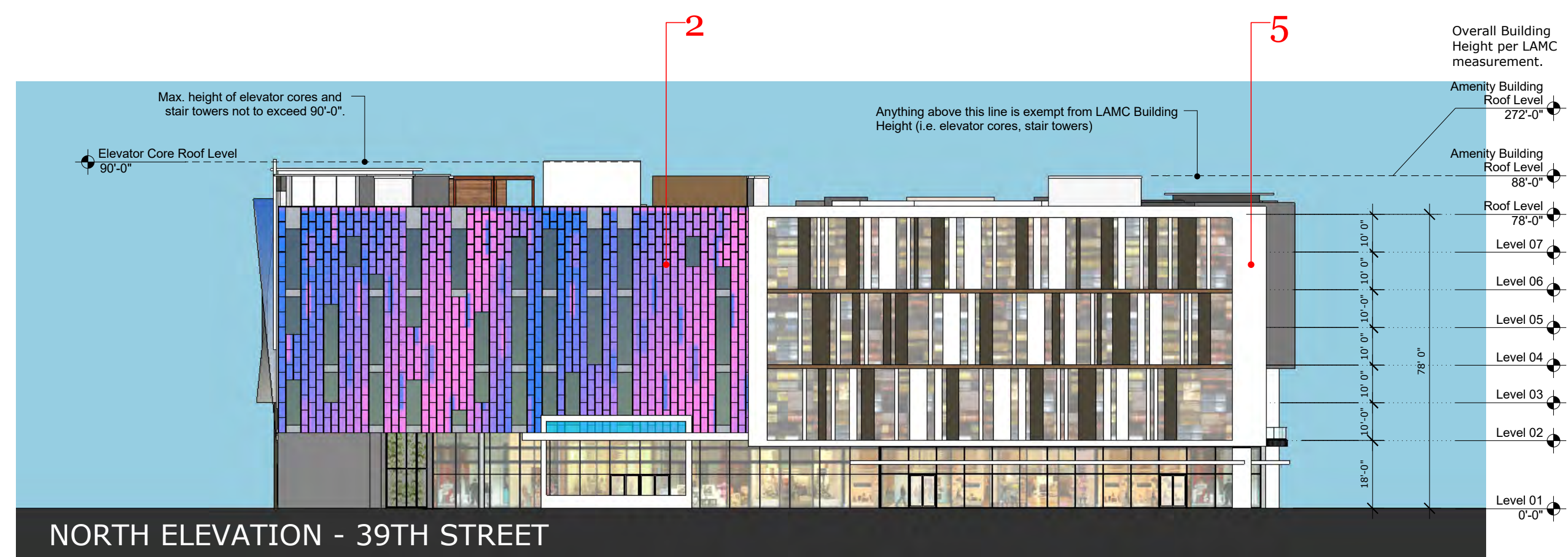
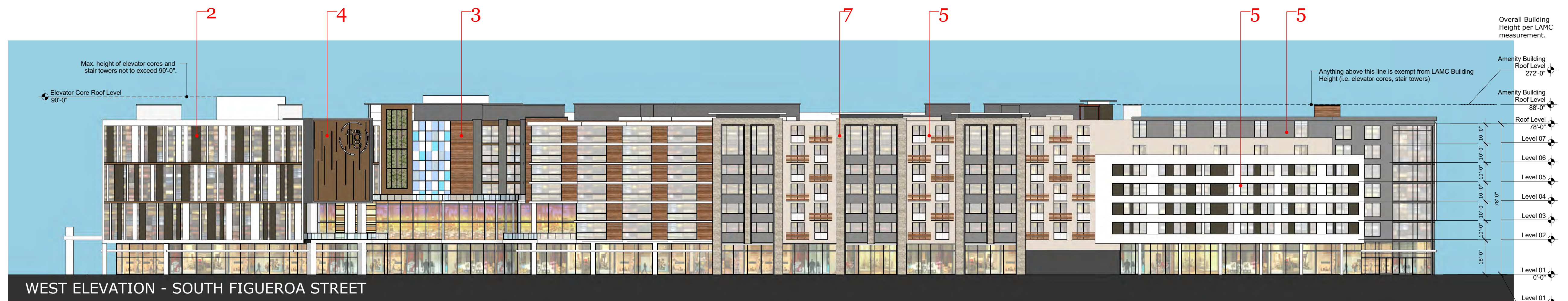
TYPICAL FLOOR PLAN (CORNER UNIT) - 2 BEDROOM / 2 BATH



TYPICAL FLOOR PLAN - 4 BEDROOM / 4 BATH

STUDENT HOUSING TYPICAL UNIT PLANS





1 EXTERIOR METAL CLADDING



2 EXTERIOR PORCELAIN TILE CLADDING



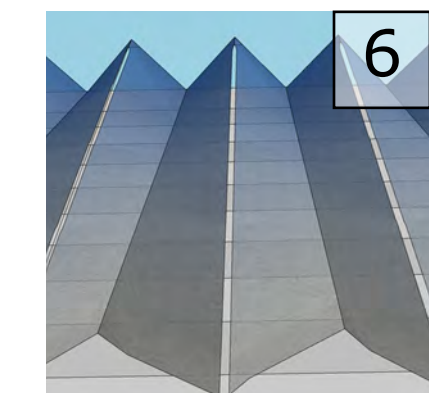
3 EXTERIOR WOOD CLADDING



4 PAINTED SOLID METAL SHEET



5 STUCCO

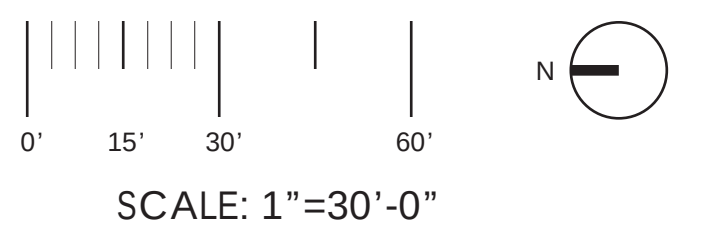


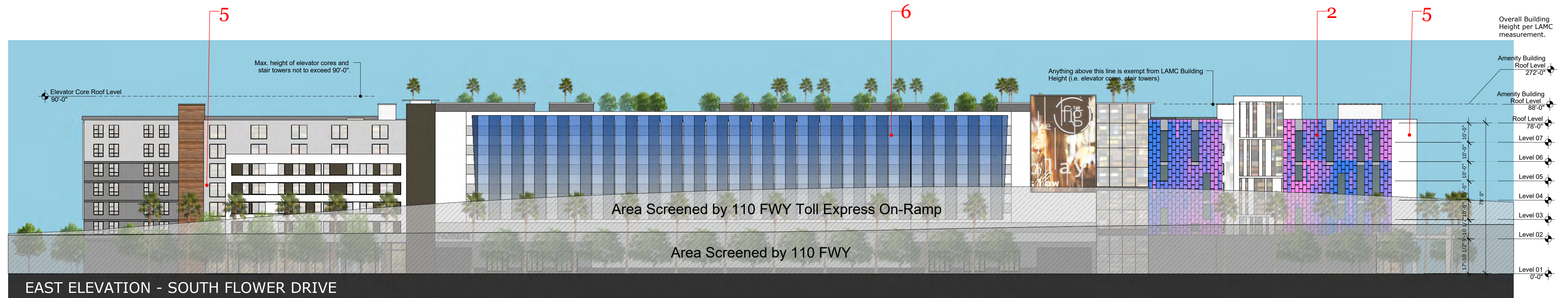
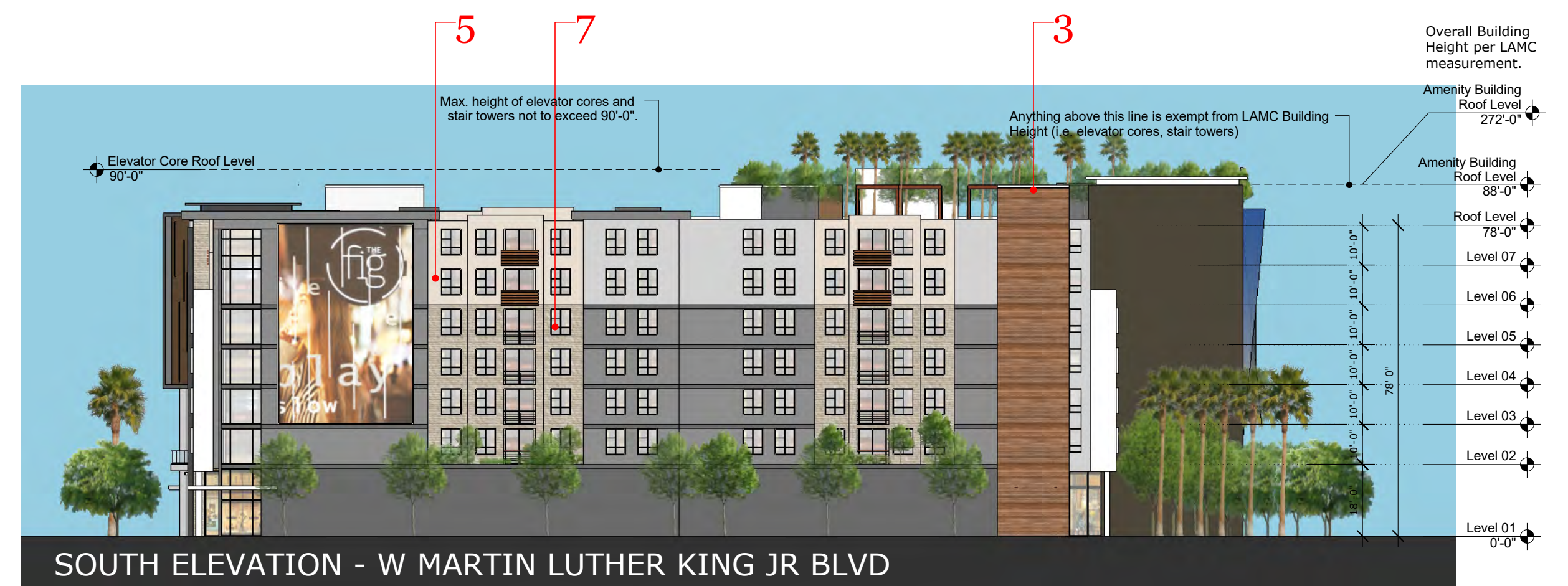
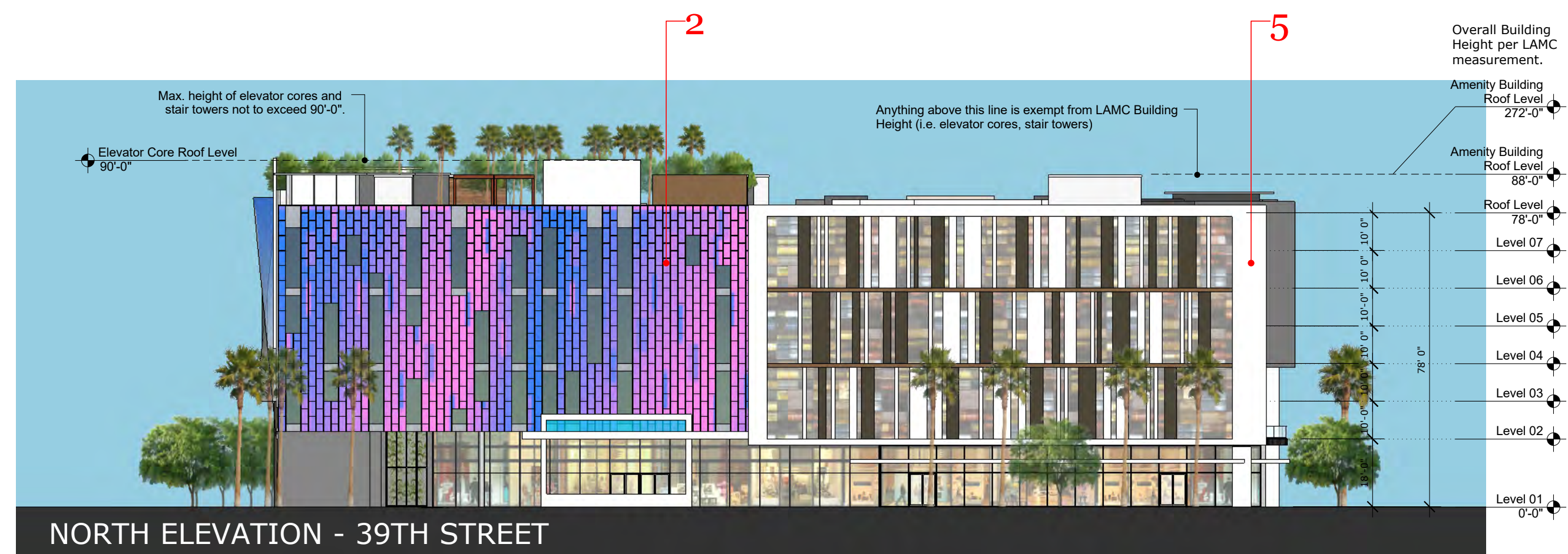
6 ARCHITECTURAL WOVEN MESH SYSTEM - ACCORDIAN-LIKE INSTALLATION PATTERN



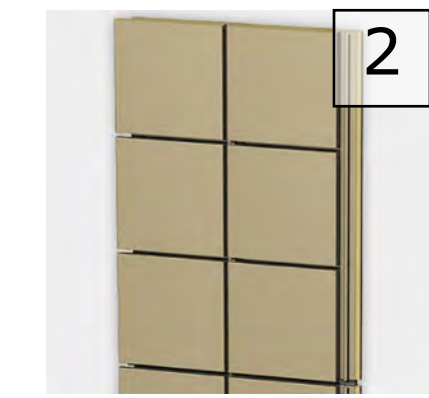
7 STONE VENEER

EXTERIOR ELEVATIONS





1 EXTERIOR METAL CLADDING



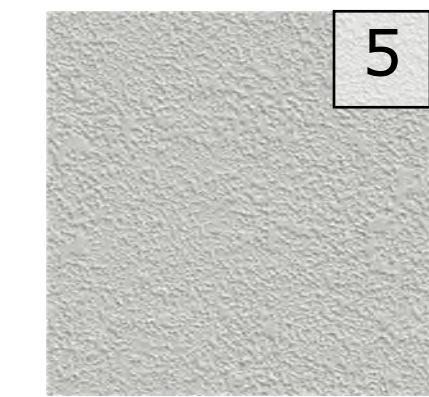
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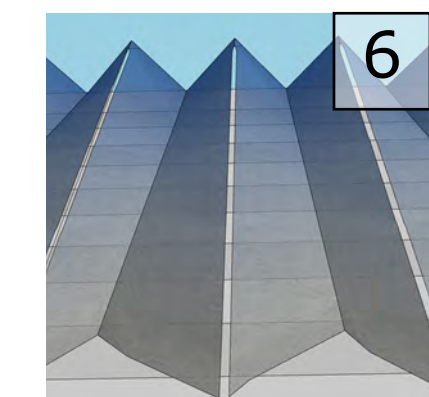
3 EXTERIOR WOOD CLADDING



4 PAINTED SOLID METAL SHEET



5 STUCCO

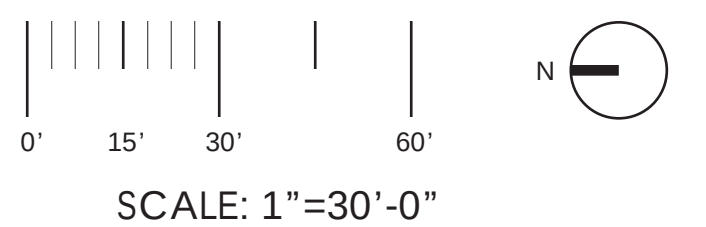


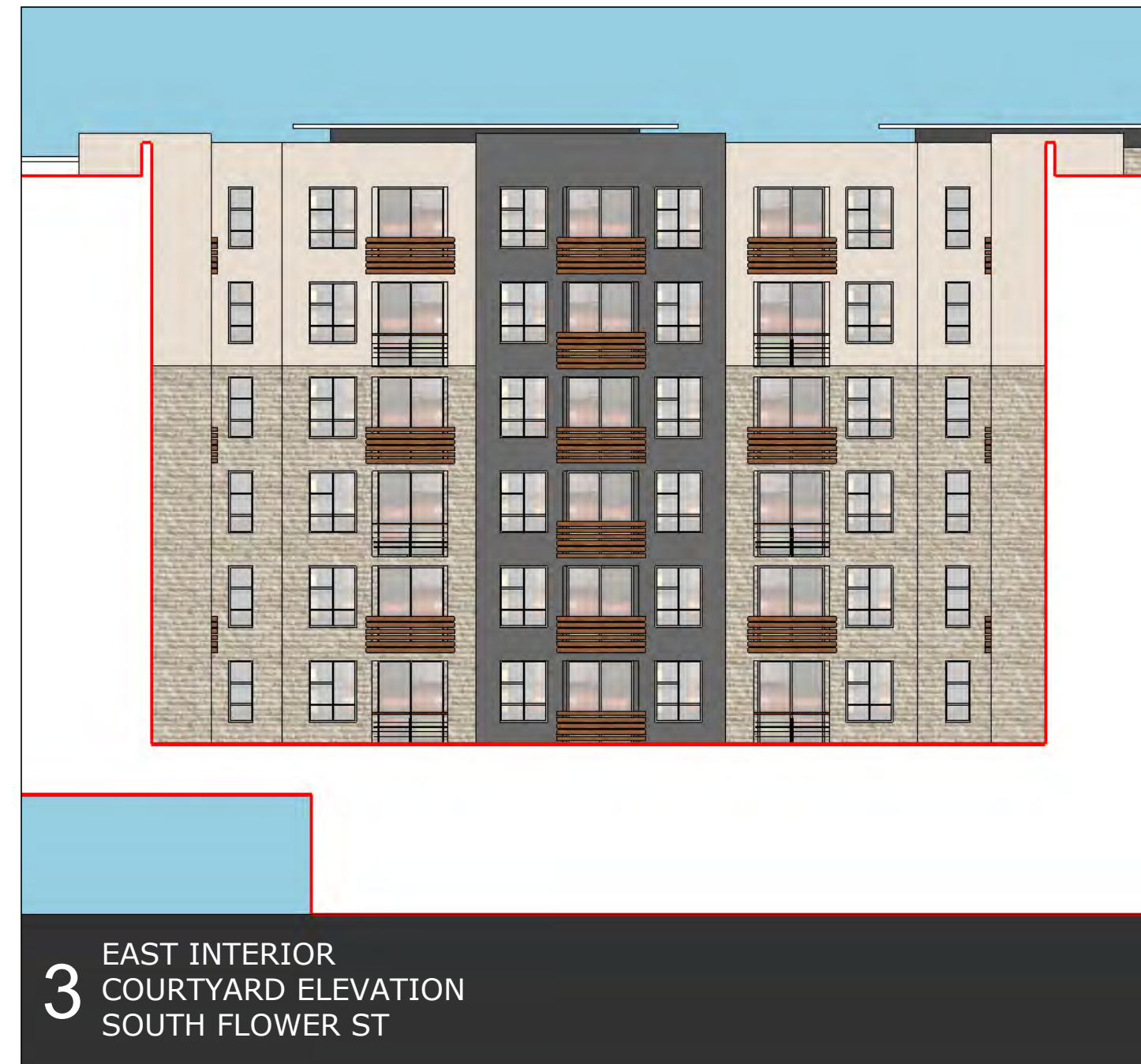
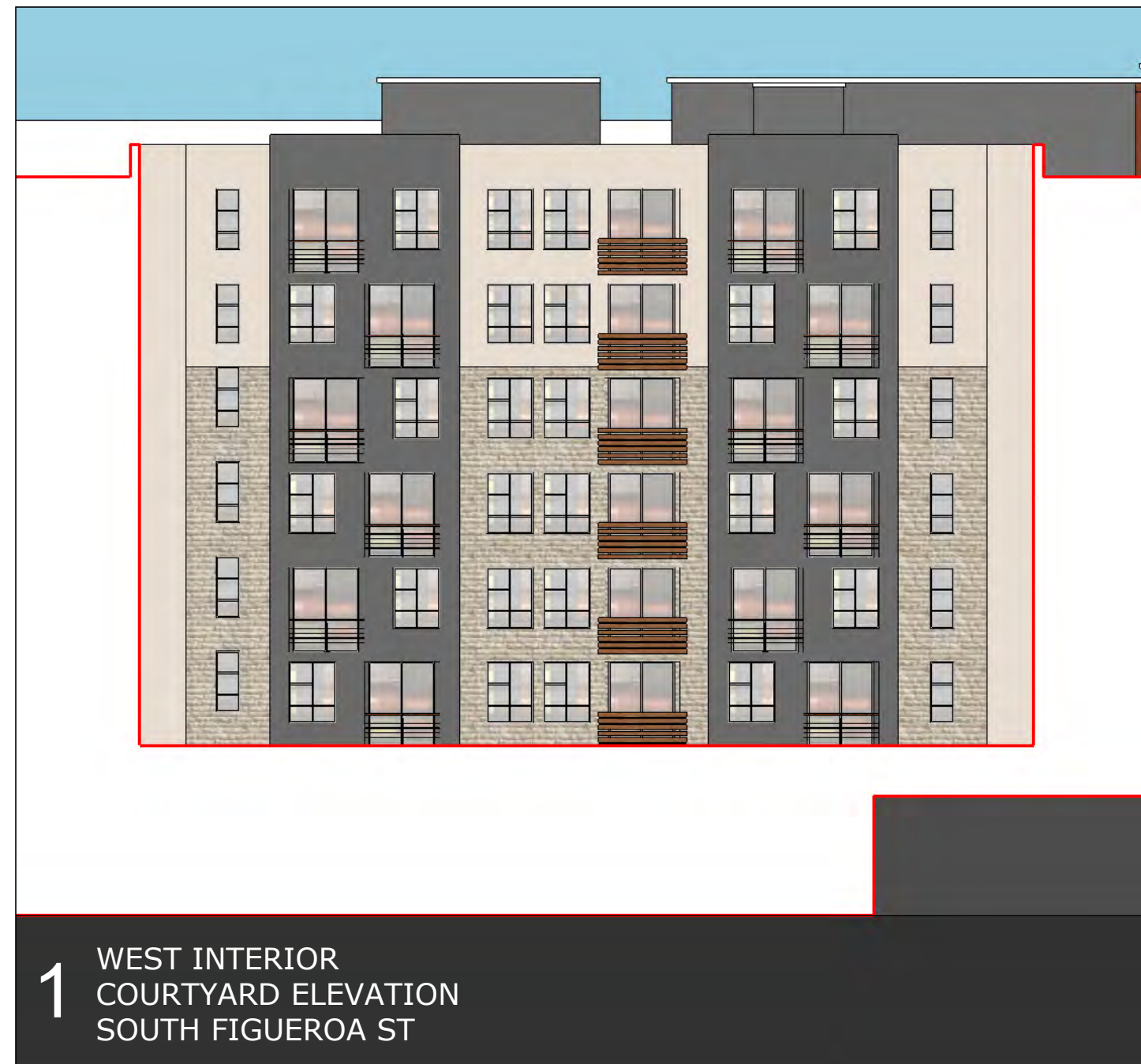
6 ARCHITECTURAL WOVEN MESH SYSTEM - ACCORDIAN-LIKE INSTALLATION PATTERN



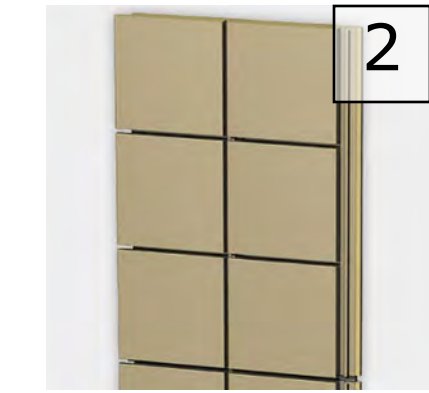
7 STONE VENEER

SCREENED ELEVATIONS





1 EXTERIOR METAL CLADDING



2 EXTERIOR PORCELAIN TILE CLADDING



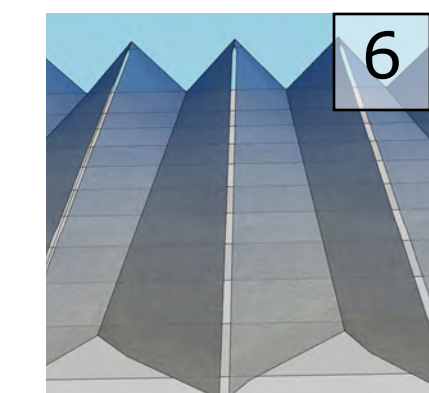
3 EXTERIOR WOOD CLADDING



4 PAINTED SOLID METAL SHEET



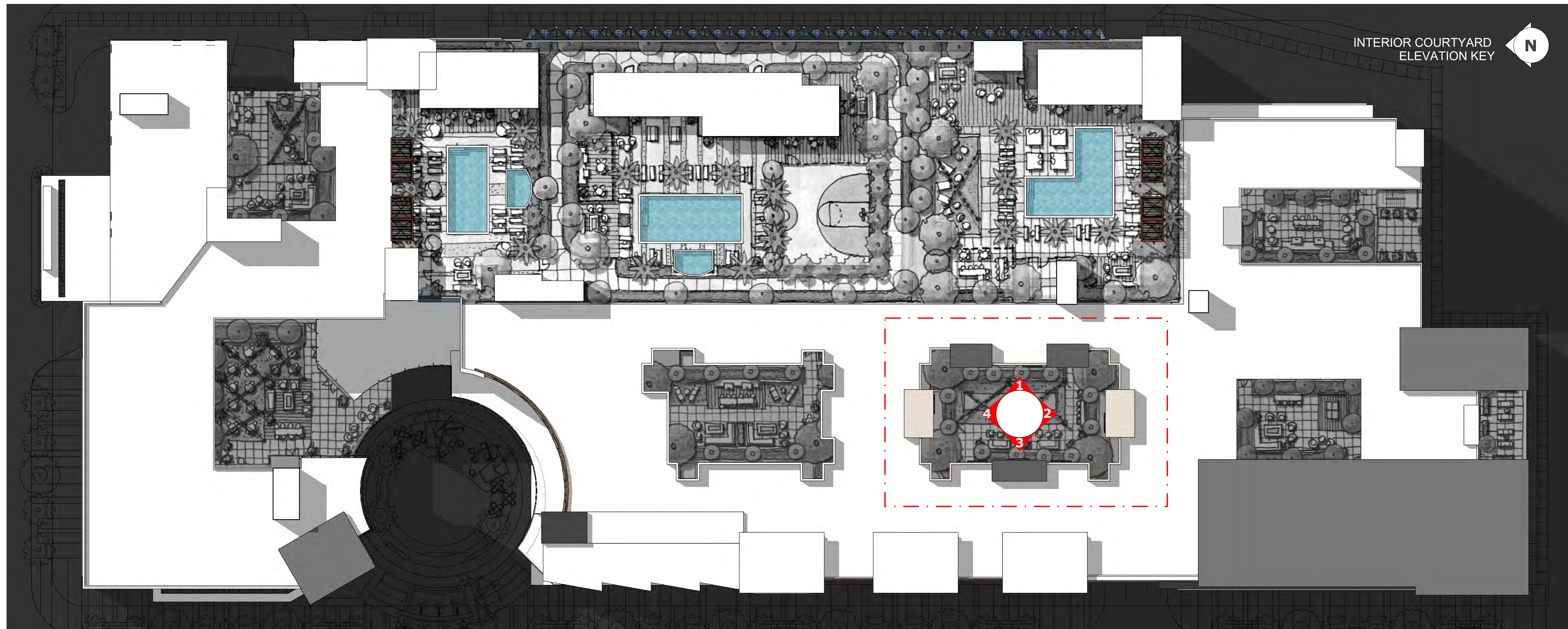
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6 ARCHITECTURAL WOVEN MESH SYSTEM - ACCORDIAN-LIKE INSTALLATION PATTERN

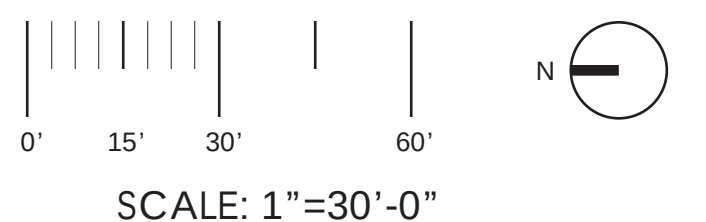


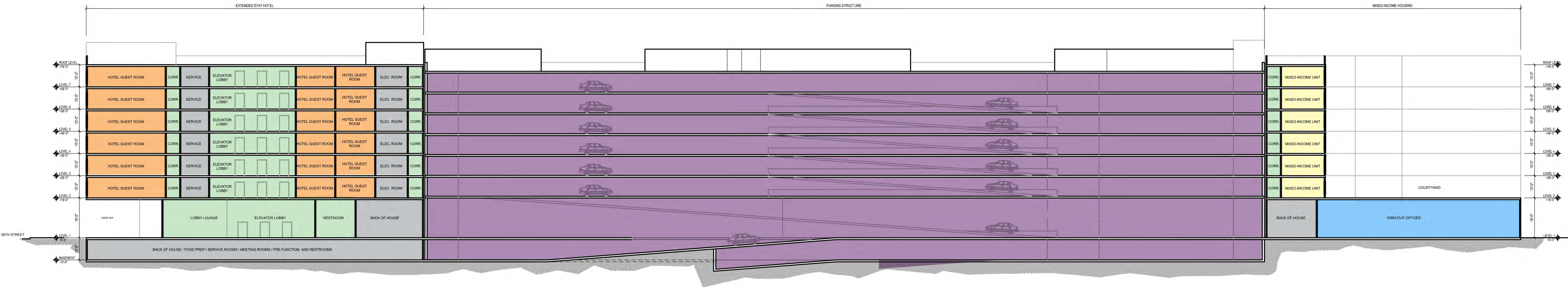
7 STONE VENEER



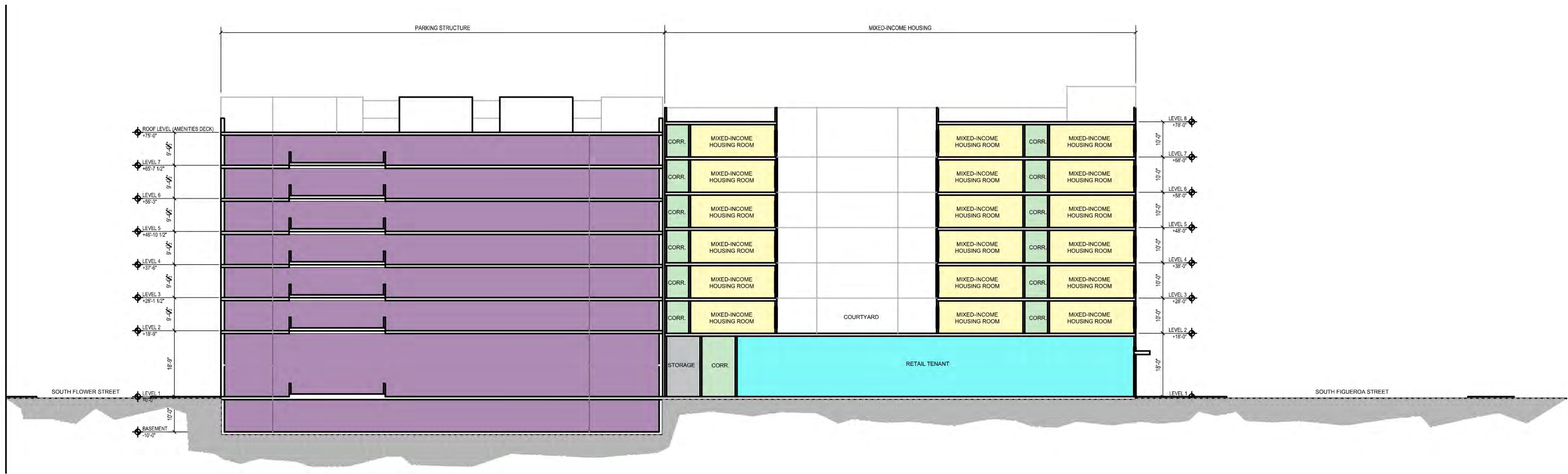
Note: During Summer, Spring, and Fall, Courtyards receive sun exposure from 11am to 2pm per shadow study.

COURTYARD ELEVATIONS

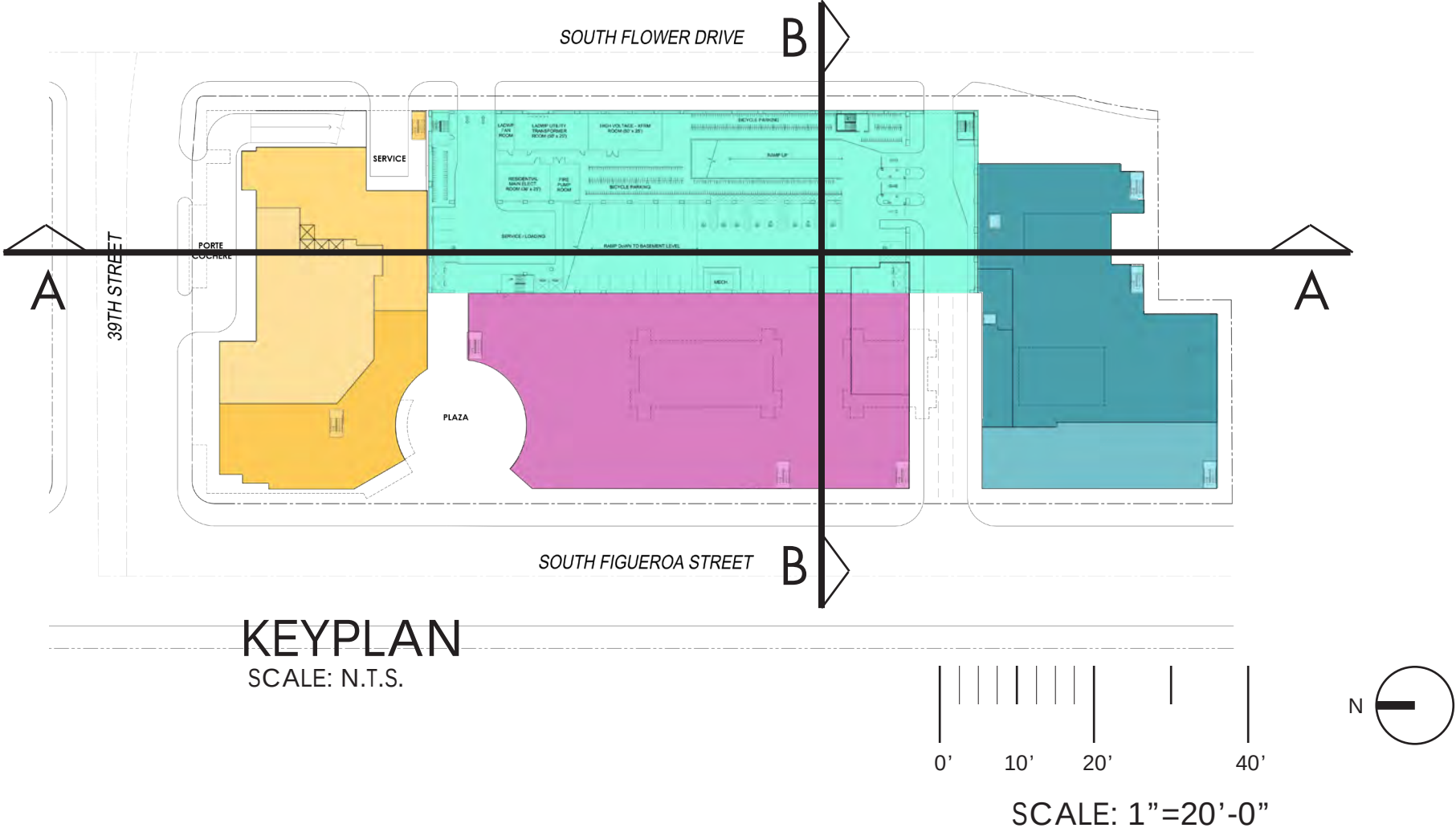




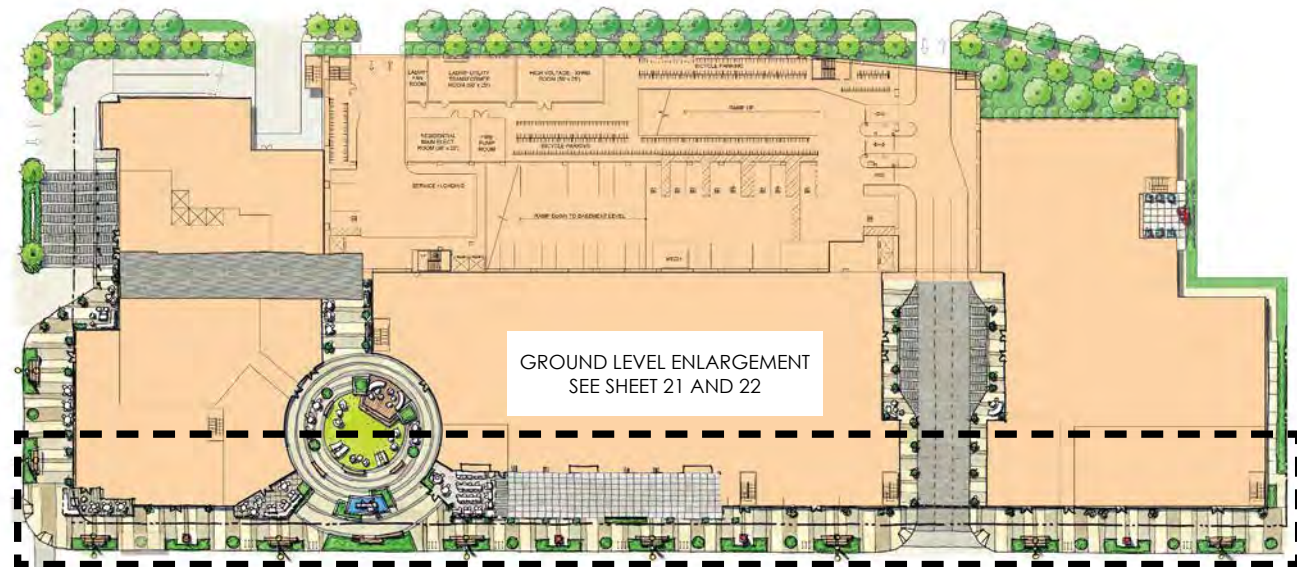
BUILDING SECTION AA



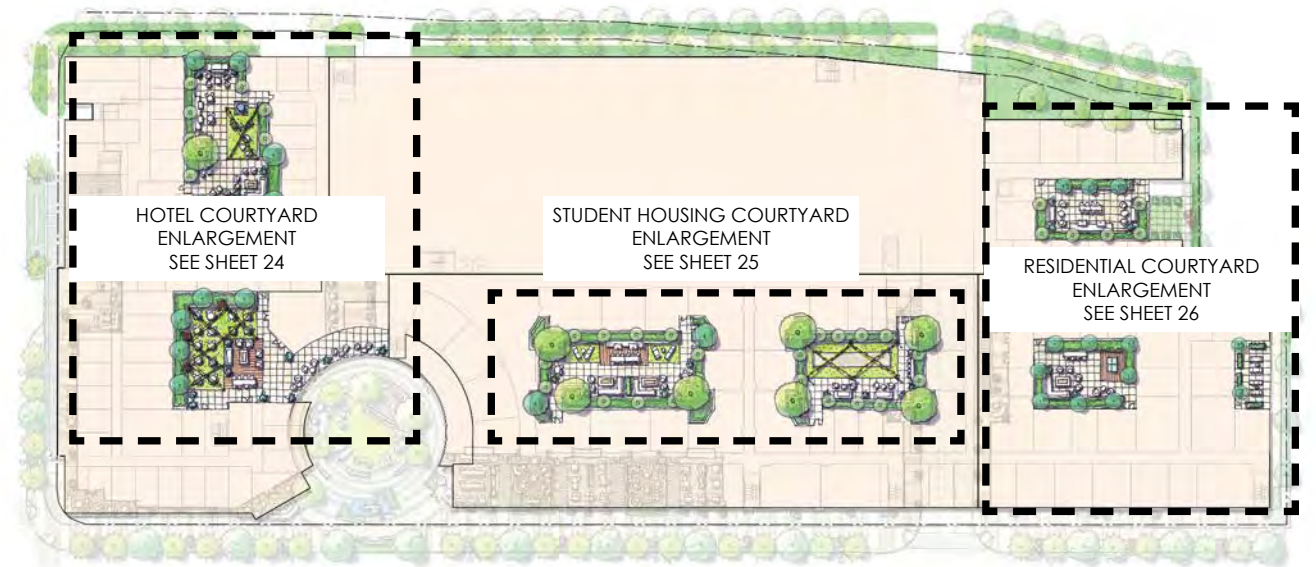
BUILDING SECTION BB



BUILDING SECTIONS



GROUND LEVEL
 TREE QTY - ON SITE: 119
 TREE QTY - OFF SITE: 60
 TOTAL: 179



2ND LEVEL - COURTYARDS
 TREE QTY: 70



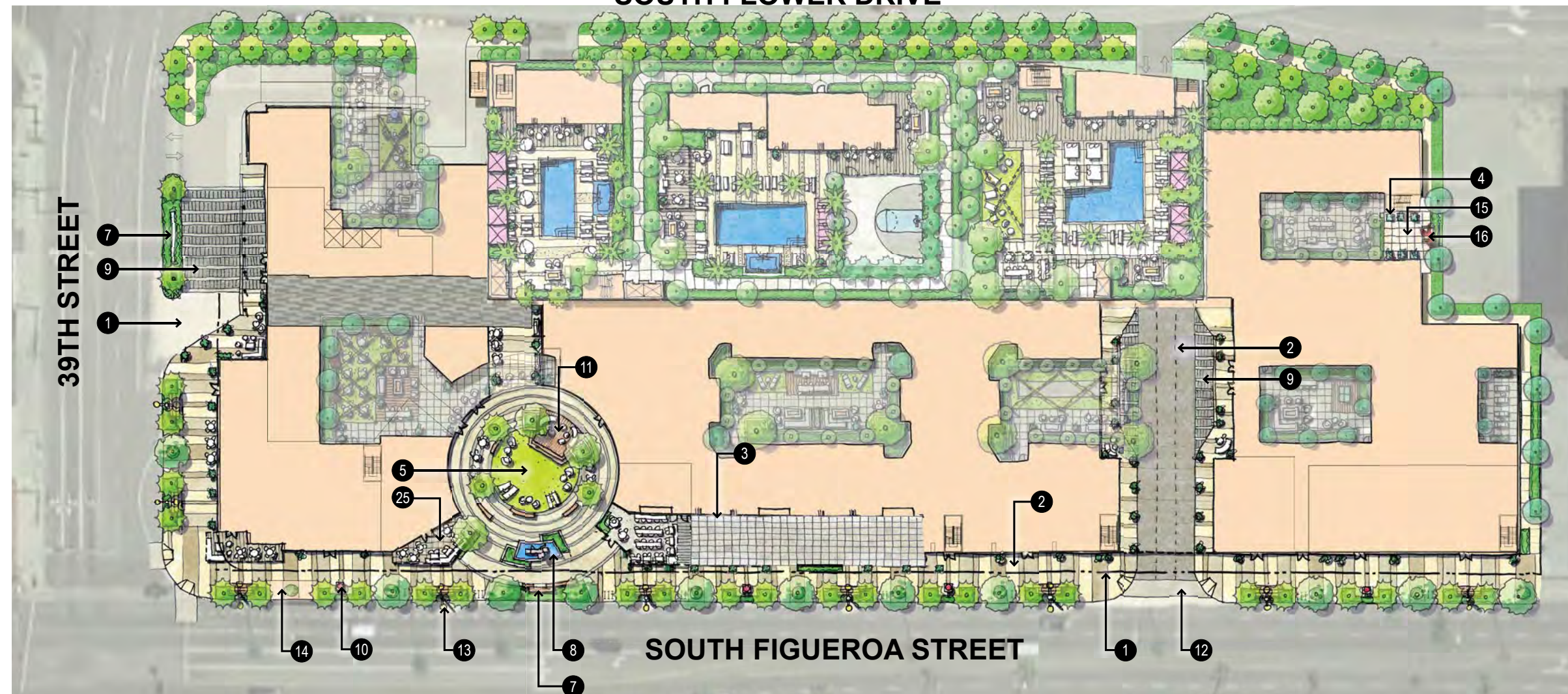
POOL DECK LEVEL
 TREE QTY: 86

NOTE:
 REFER TO ENLARGEMENT PAGES 21-26 FOR TREE SPECIES

OVERALL TOTAL TREE QTY: 353

OVERALL ORIENTATION PLAN

SOUTH FLOWER DRIVE



LEGEND

1	PROPERTY LINE
2	ENHANCED PAVING
3	OUTDOOR PATIOS
4	DECORATIVE POTTERY - TYP.
5	MULTI - FUNCTIONAL LAWN
6	STREET FURNITURE
7	PROJECT SIGNAGE
8	WATER FEATURE WITH SIGNAGE
9	ENHANCED PAVING AT DROP OFF AREA AND HOTEL PORTE COCHERE
10	TRASH RECEPTACLES
11	PUBLIC SEATING AT LAWN AREA
12	ENHANCED CROSSWALK
13	DECORATIVE LIGHTING PER MY FIG PROGRAM
14	BUS SHELTER
15	STANDARD PAVING
16	PROPOSED ART INSTALLATION

TREE LEGEND

	SIZE	WULCOLS
 ULMUS PARVIFOLIA (CHINESE ELM)	36" BOX	L
 CINNAMONUM CAMPHORA (CAMPHOR TREE)	36" BOX	M
 PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)	36" BOX	L
 PINUS ELDARICA (MONDELL PINE)	36" BOX	L
 OLEA EUROPAEA 'SWAN HILL' ('FRUITLESS OLIVE')	36" BOX	L
 QUERCUS AGRIFOLIA (COAST LIVE OAK)	36" BOX	L
 WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)	24" BOX	L
 PHOENIX RECLINATA (SENEGAL DATE PALM)	24" BOX	L
 BAMBUS M. 'ALPHONSE KARR' (ALPHONZE KARR BAMBOO)	24" BOX	M
 TRISTANIA CONFERTA (BRISBANE BOX)	24" BOX	L
 BAMBUS M. 'ALPHONSE KARR' (ALPHONZE KARR BAMBOO)	24" BOX	M



CINNAMONUM CAMPHORA (CAMPHOR TREE)



PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)



QUERCUS AGRIFOLIA (COAST LIVE OAK)



ULMUS PARVIFOLIA (CHINESE ELM)



WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)



PINUS ELDARICA (MONDELL PINE)



OLEA EUROPAEA 'SWAN HILL' ('FRUITLESS OLIVE')



PHOENIX RECLINATA (SENEGAL DATE PALM)

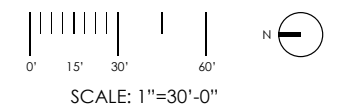


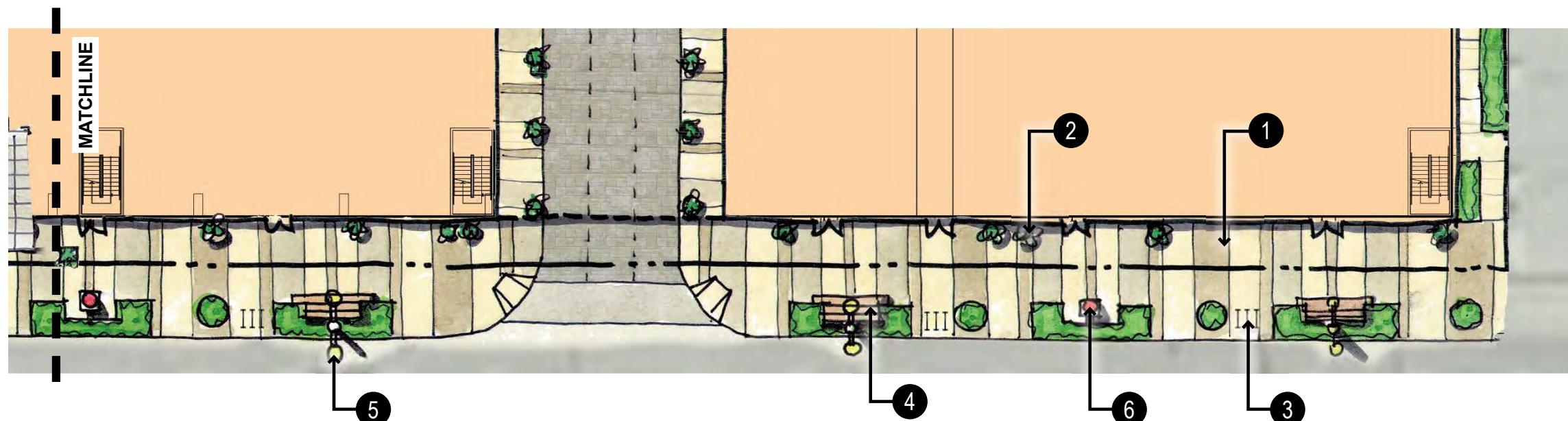
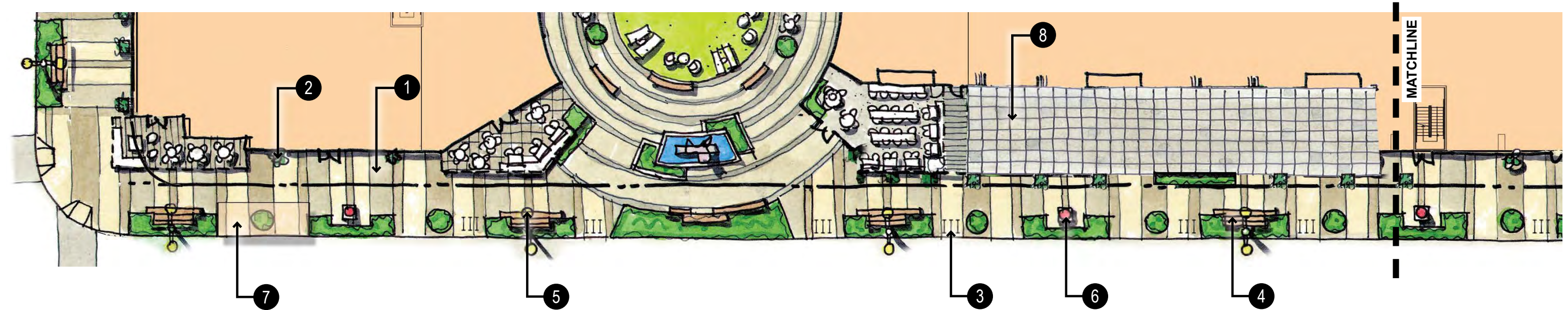
BAMBUS M. 'ALPHONSE KARR' (APHONZE KARR BAMBOO)



TRISTANIA CONFERTA (BRISBANE BOX)

GROUND FLOOR LANDSCAPE PLAN

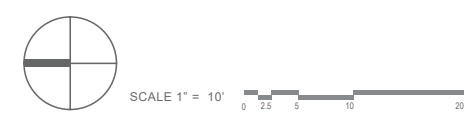


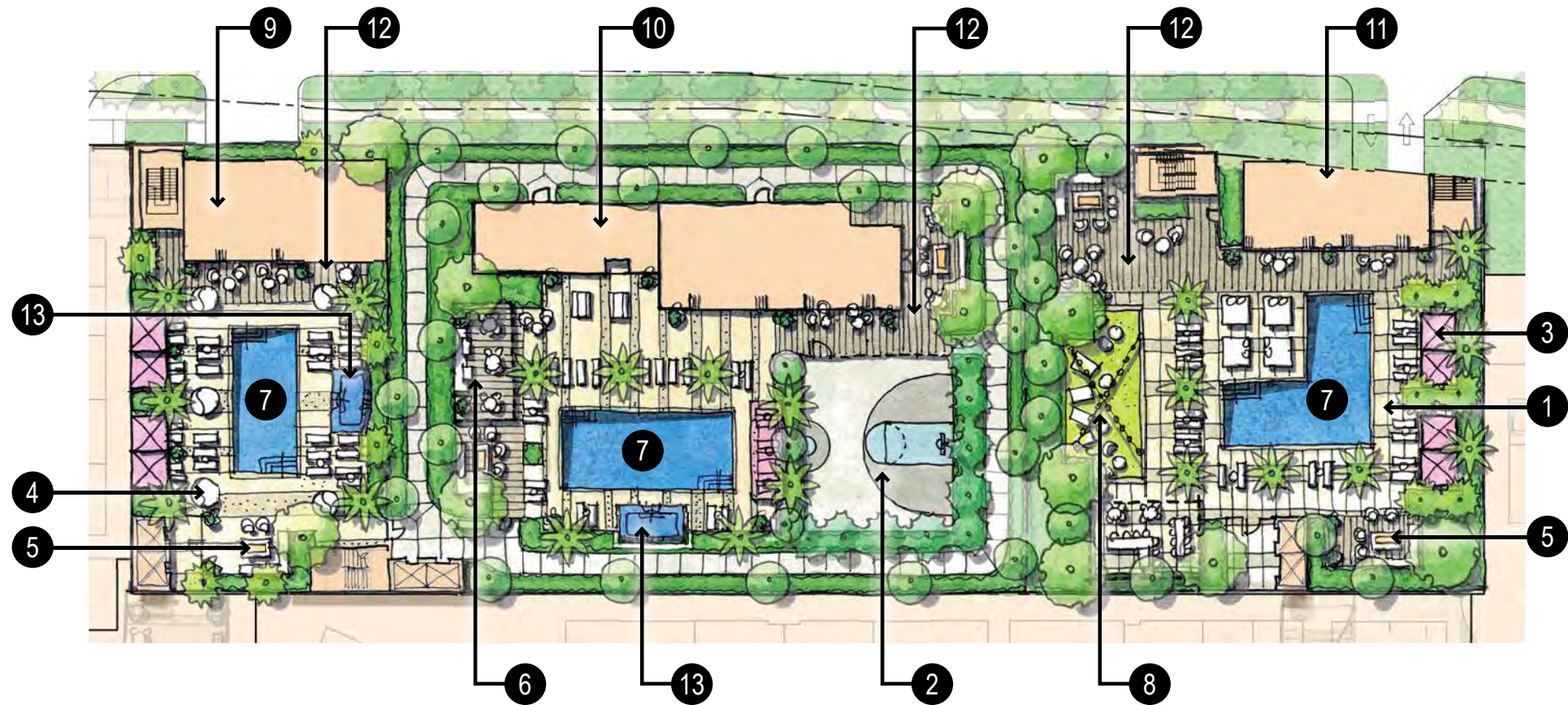


LEGEND	
1	ENHANCED PEDESTRIAN PAVING
2	DECORATIVE POTTERY AT STORE FRONTS
3	SHORT TERM BICYCLE RACKS
4	STREET FURNITURE - LARGE BENCH
5	DECORATIVE LIGHTING PER MY FIG PROGRAM
6	TRASH RECEPTACLES - BIGBELLY
7	BUS SHELTER
8	OUTDOOR PATIOS



GROUND FLOOR ENLARGEMENT





LEGEND	
1	ENHANCED PAVING AT POOL DECK
2	HALF COURT BASKETBALL COURT
3	CABANA AT POOL DECKS
4	DAY BEDS
5	LOUNGE SEATING WITH FIRE PIT
6	COVERED BARBECUE AREA WITH SEATING
7	SWIMMING POOL
8	LAWN AREA WITH FESTOON LIGHTING
9	HOTEL POOL AREA
10	STUDENT HOUSING POOL AREA
11	RESIDENTIAL POOL AREA
12	AMENITIES PATIO
13	SPA AT POOL DECK

TREE LEGEND		SIZE	WULCOLS
	CINNAMONUM CAMPHORA (CAMPHOR TREE)	36" BOX	M
	ERYTHRINA CAFFRA (COAST CORAL TREE)	36" BOX	L
	FICUS RUBIGINOSA (RUSTY LEAF FIG)	36" BOX	L
	MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)	36" BOX	M
	OLEA EUROPAEA 'SWAN HILL' ('FRUITLESS OLIVE')	36" BOX	L
	ARBUTUS MARINA (STRAWBERRY TREE)	24" BOX	L
	RHUS LANCEA (AFRICAN SUMAC)	24" BOX	L
	STRELITZIA NICOLAI (GIANT BIRD OF PARADISE)	24" BOX	M
	PHOENIX RECLINATA (SENEGAL DATE PALM)	24" BOX	L
	RHUS LANCEA (AFRICAN SUMAC)	24" BOX	L
	WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)	24" BOX	L
	PHOENIX RECLINATA (SENEGAL DATE PALM)	24" BOX	L
	WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)	24" BOX	L
	WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)	24" BOX	L
	BAMBUSA M. 'ALPHONSE KARR' (ALPHONSE KARR BAMBOO)	24" BOX	M
	TRISTANIA CONFERTA (BRISBANE BOX)	24" BOX	L



CINNAMONUM CAMPHORA (CAMPHOR TREE)



ERYTHRINA CAFFRA (COAST CORAL TREE)



FICUS RUBIGINOSA (RUSTY LEAF FIG)



MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)



OLEA EUROPAEA 'SWAN HILL' ('FRUITLESS OLIVE')



ARBUTUS MARINA (STRAWBERRY TREE)



RHUS LANCEA (AFRICAN SUMAC)



STRELITZIA NICOLAI (GIANT BIRD OF PARADISE)



PHOENIX RECLINATA (SENEGAL DATE PALM)



WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)



BAMBUSA M. 'ALPHONSE KARR' (APHONZE KARR BAMBOO)



TRISTANIA CONFERTA (BRISBANE BOX)



WOOD DECKING



LOUNGE SEATING



POOL



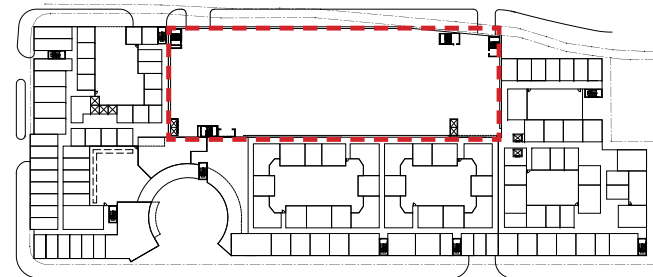
CABANA



SPA



BASKETBALL COURT

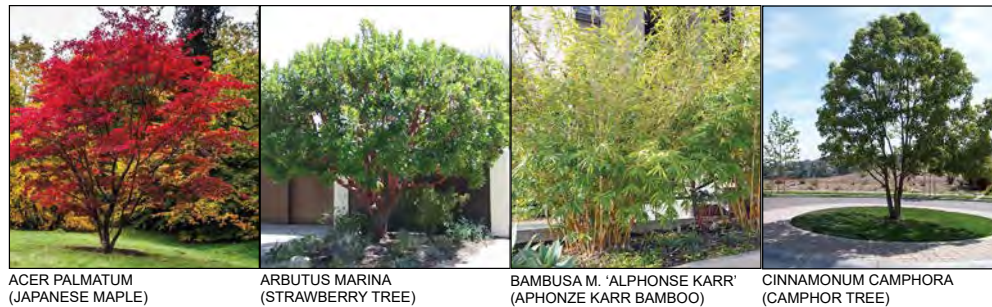
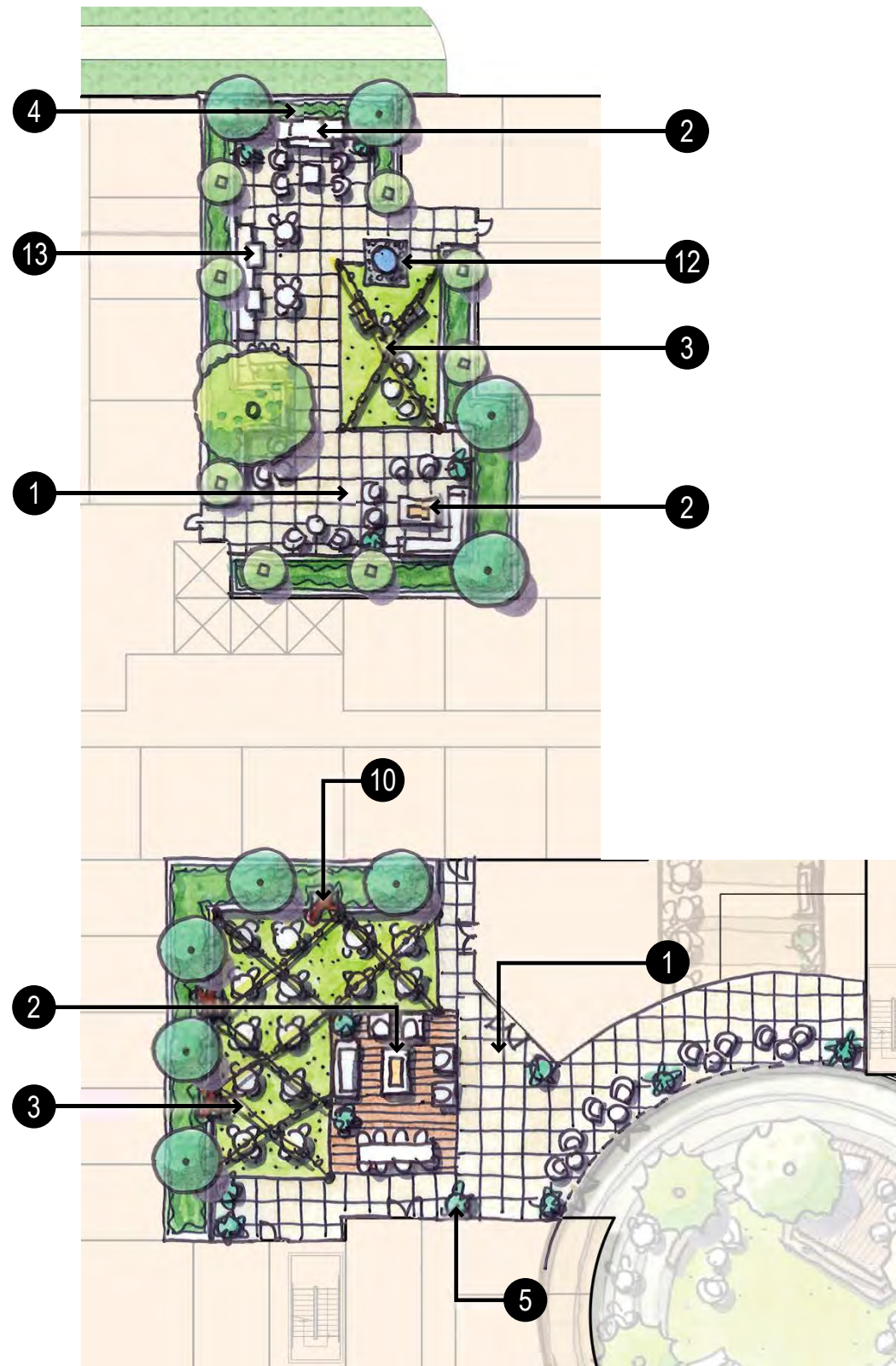


SCALE 1" = 20'

ROOF DECK LEVEL

THE FIG

LOS ANGELES, CALIFORNIA



ACER PALMATUM
(JAPANESE MAPLE)

ARBUTUS MARINA
(STRAWBERRY TREE)

BAMBUSA M. 'ALPHONSE KARR'
(APHONZE KARR BAMBOO)

CINNAMONUM CAMPHORA
(CAMPHOR TREE)



FICUS RUBIGINOSA
(RUSTY LEAF FIG)

LIGUSTRUM JAPONICUM
'TEXANUM'
(JAPANESE PRIVET)

MAGNOLIA GRANDIFLORA
(SOUTHERN MAGNOLIA)

PODOCARPUS GRACILIOR
(FERN PODOCARPUS)



WOOD DECKING

CONCRETE PAVING

FIRE TABLE WITH LOUNGE
SEATING

DECORATIVE POTTERY

FESTOON LIGHTING



LOUNGE SEATING

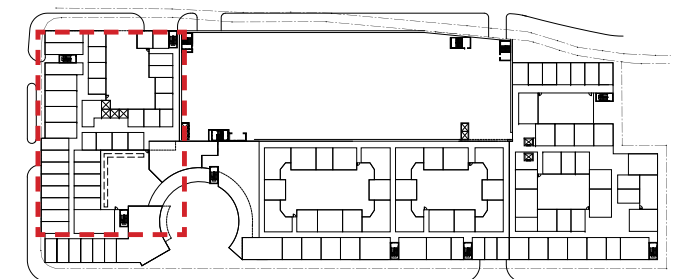
BARBECUE

LEGEND

1	STANDARD CONCRETE PAVING
2	FIRE PIT WITH LOUNGE SEATING
3	LAWN AREA WITH FESTOON LIGHTING
4	PLANTING AREA - TYP.
5	DECORATIVE POTTERY
6	DECK AREA WITH BARBECUE
7	DECK AREA WITH GAME TABLE
8	BOCCE BALL COURT
9	LOUNGE SEATING
10	PROPOSED ART INSTALLATION
11	LAWN WITH LOUNGE SEATING
12	SMALL WATER FEATURE
13	BARBECURE AREA WITH SEATING

TREE LEGEND

		SIZE	WULCOLS
	CINNAMOMUM CAMPHORA (CAMPHOR TREE)	36" BOX	M
	FICUS RUBIGINOSA (RUSTY LEAF FIG)	36" BOX	M
	MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)	36" BOX	M
	ACER PALMATUM (JAPANESE MAPLE)	24" BOX	M
	ARBUTUS MARINA (STRAWBERRY TREE)	24" BOX	L
	BAMBUSA 'ALPHONSE KARR' (ALPHONSE KARR BAMBOO)	24" BOX	M
	LIGUSTRUM JAPONICUM (JAPANESE PRIVET)	24" BOX	M
	PODOCARPUS GRACILIOR (FERN PODOCARPUS)	24" BOX	L

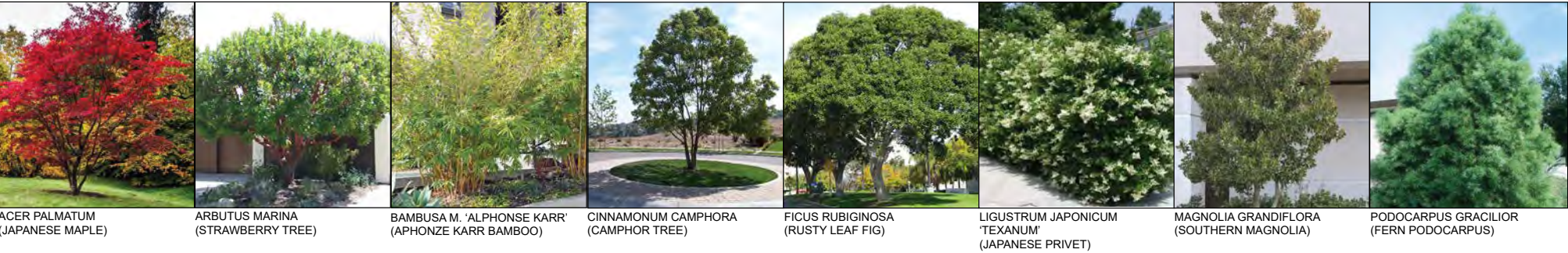
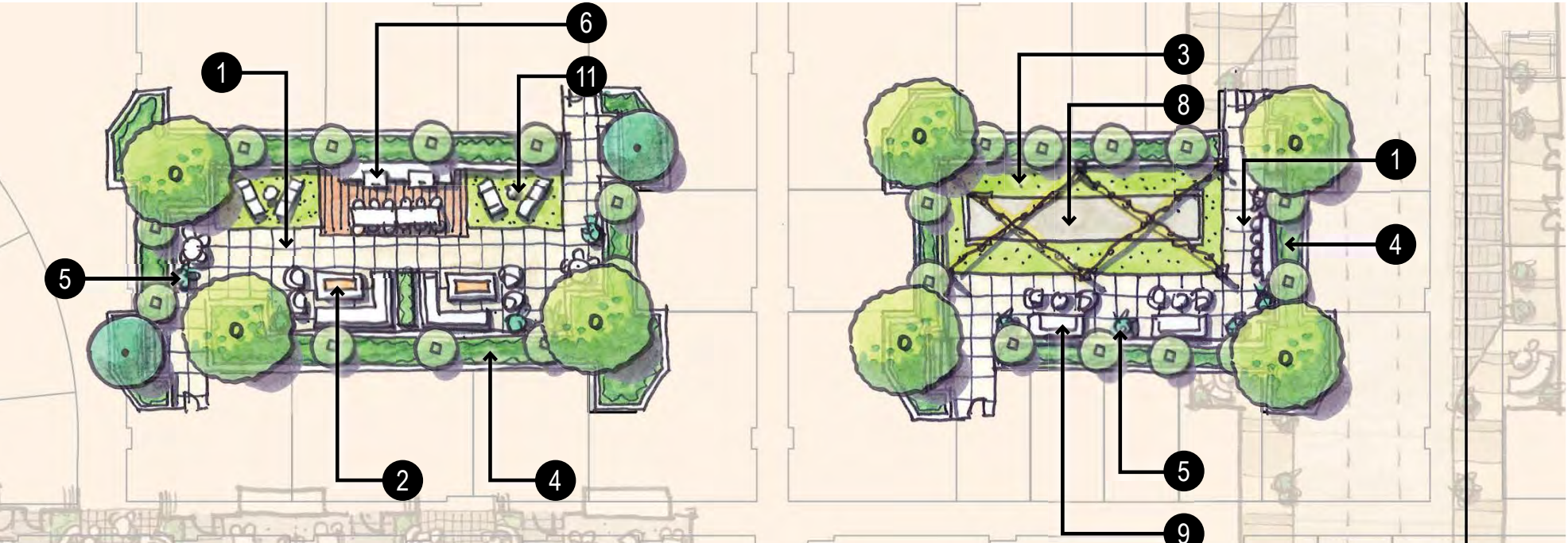


SCALE 1" = 10'

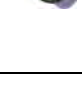
HOTEL COURTYARDS

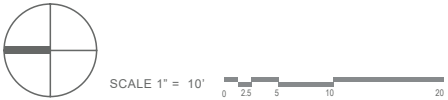
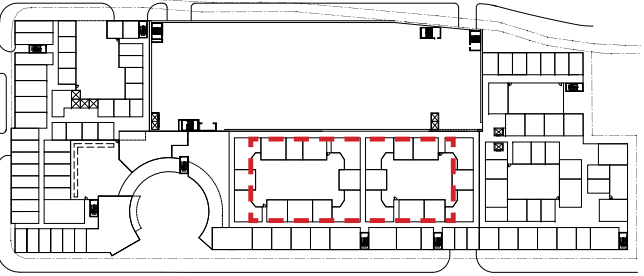
THE FIG

LOS ANGELES, CALIFORNIA

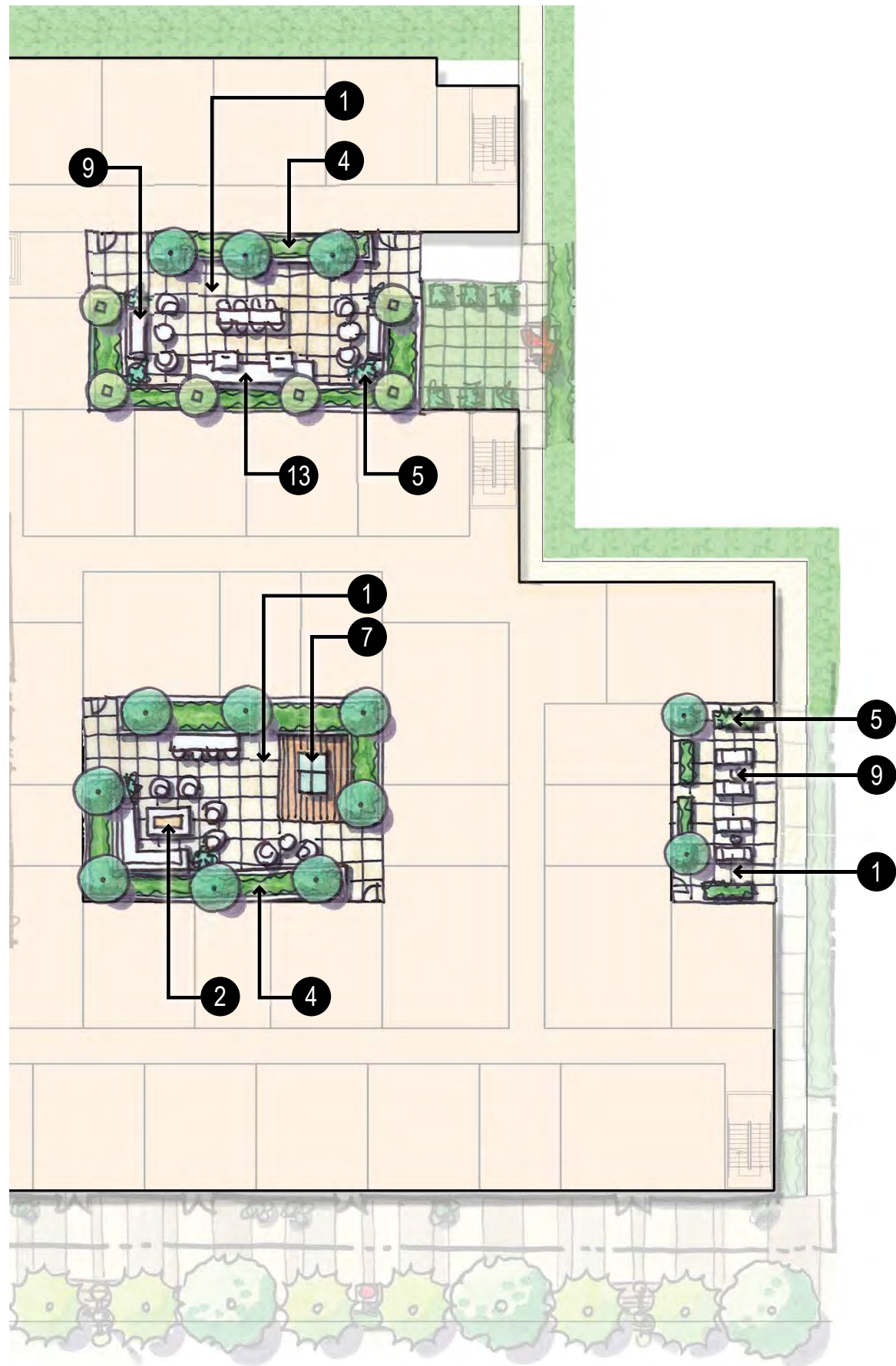


LEGEND	
1	STANDARD CONCRETE PAVING
2	FIRE PIT WITH LOUNGE SEATING
3	LAWN AREA WITH FESTOON LIGHTING
4	PLANTING AREA - TYP.
5	DECORATIVE POTTERY
6	DECK AREA WITH BARBECUE
7	DECK AREA WITH GAME TABLE
8	BOCCE BALL COURT
9	LOUNGE SEATING
10	PROPOSED ART INSTALLATION
11	LAWN WITH LOUNGE SEATING
12	SMALL WATER FEATURE
13	BARBECURE AREA WITH SEATING

TREE LEGEND		SIZE	WULCOLS
	CINNAMOMUM CAMPHORA (CAMPHOR TREE)	36" BOX	M
	FICUS RUBIGINOSA (RUSTY LEAF FIG)	36" BOX	M
	MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)	36" BOX	M
	ACER PALMATUM (JAPANESE MAPLE)	24" BOX	M
	ARBUTUS MARINA (STRAWBERRY TREE)	24" BOX	L
	BAMBUSA 'ALPHONSE KARR' (ALPHONSE KARR BAMBOO)	24" BOX	M
	LIGUSTRUM JAPONICUM (JAPANESE PRIVET)	24" BOX	M
	PODOCARPUS GRACILIOR (FERN PODOCARPUS)	24" BOX	L



STUDENT HOUSING COURTYARDS



ACER PALMATUM (JAPANESE MAPLE) ARBUTUS MARINA (STRAWBERRY TREE) BAMBUSA M. 'ALPHONSE KARR' (APHONZE KARR BAMBOO) CINNAMONUM CAMPHORA (CAMPHOR TREE)



FICUS RUBIGINOSA (RUSTY LEAF FIG) LIGUSTRUM JAPONICUM 'TEXANUM' (JAPANESE PRIVET) MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA) PODOCARPUS GRACILIOR (FERN PODOCARPUS)



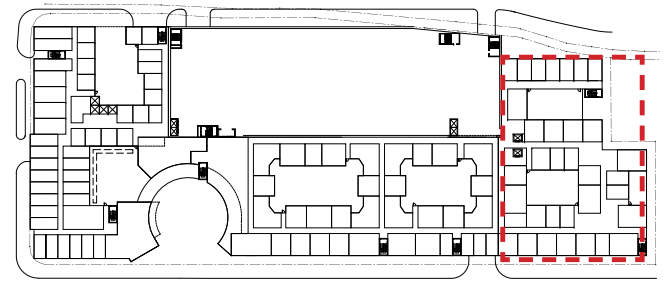
WOOD DECKING CONCRETE PAVING FIRE TABLE WITH LOUNGE SEATING DECORATIVE POTTERY



FESTOON LIGHTING LOUNGE SEATING BARBECUE GAME TABLE

LEGEND	
1	STANDARD CONCRETE PAVING
2	FIRE PIT WITH LOUNGE SEATING
3	LAWN AREA WITH FESTOON LIGHTING
4	PLANTING AREA - TYP.
5	DECORATIVE POTTERY
6	DECK AREA WITH BARBECUE
7	DECK AREA WITH GAME TABLE
8	BOCCE BALL COURT
9	LOUNGE SEATING
10	PROPOSED ART INSTALLATION
11	LAWN WITH LOUNGE SEATING
12	SMALL WATER FEATURE
13	BARBECURE AREA WITH SEATING

TREE LEGEND		SIZE	WULCOLS
	CINNAMOMUM CAMPHORA (CAMPHOR TREE)	36" BOX	M
	FICUS RUBIGINOSA (RUSTY LEAF FIG)	36" BOX	M
	MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)	36" BOX	M
	ACER PALMATUM (JAPANESE MAPLE)	24" BOX	M
	ARBUTUS MARINA (STRAWBERRY TREE)	24" BOX	L
	BAMBUSA 'ALPHONSE KARR' (ALPHONSE KARR BAMBOO)	24" BOX	M
	LIGUSTRUM JAPONICUM (JAPANESE PRIVET)	24" BOX	M
	PODOCARPUS GRACILIOR (FERN PODOCARPUS)	24" BOX	L



RESIDENTIAL COURTYARDS

THE FIG

LOS ANGELES, CALIFORNIA



PERSPECTIVE RENDERING



PERSPECTIVE RENDERING



PERSPECTIVE RENDERING



PERSPECTIVE RENDERING



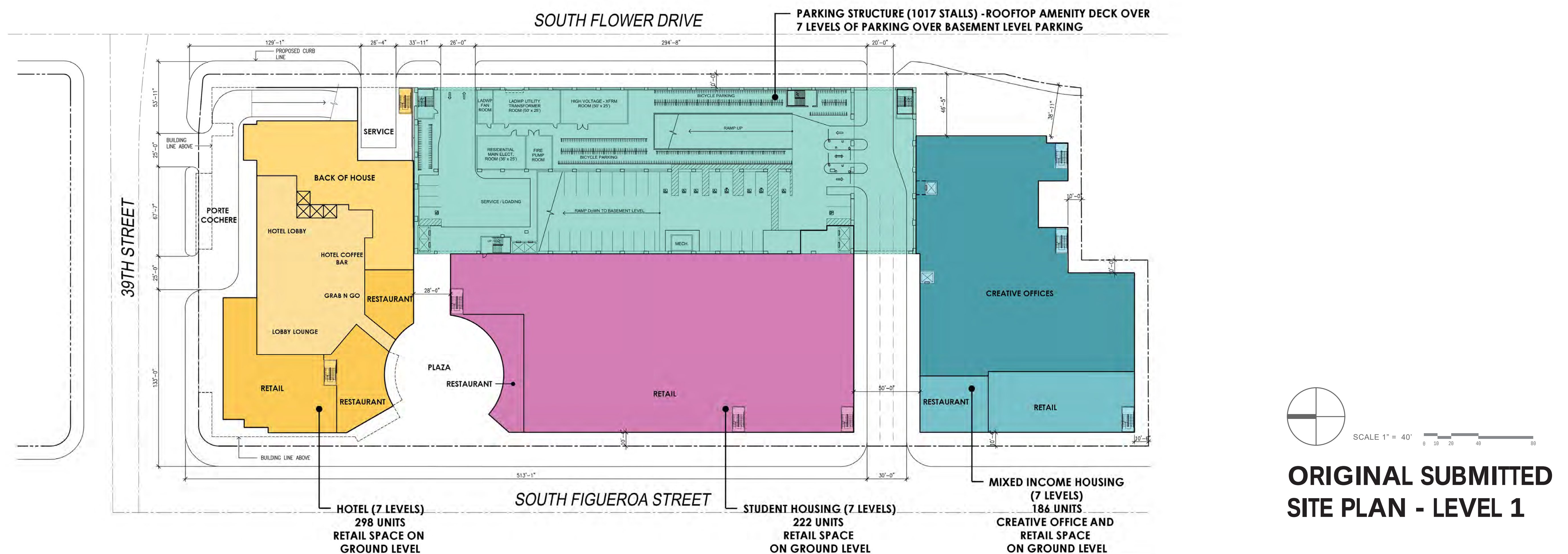
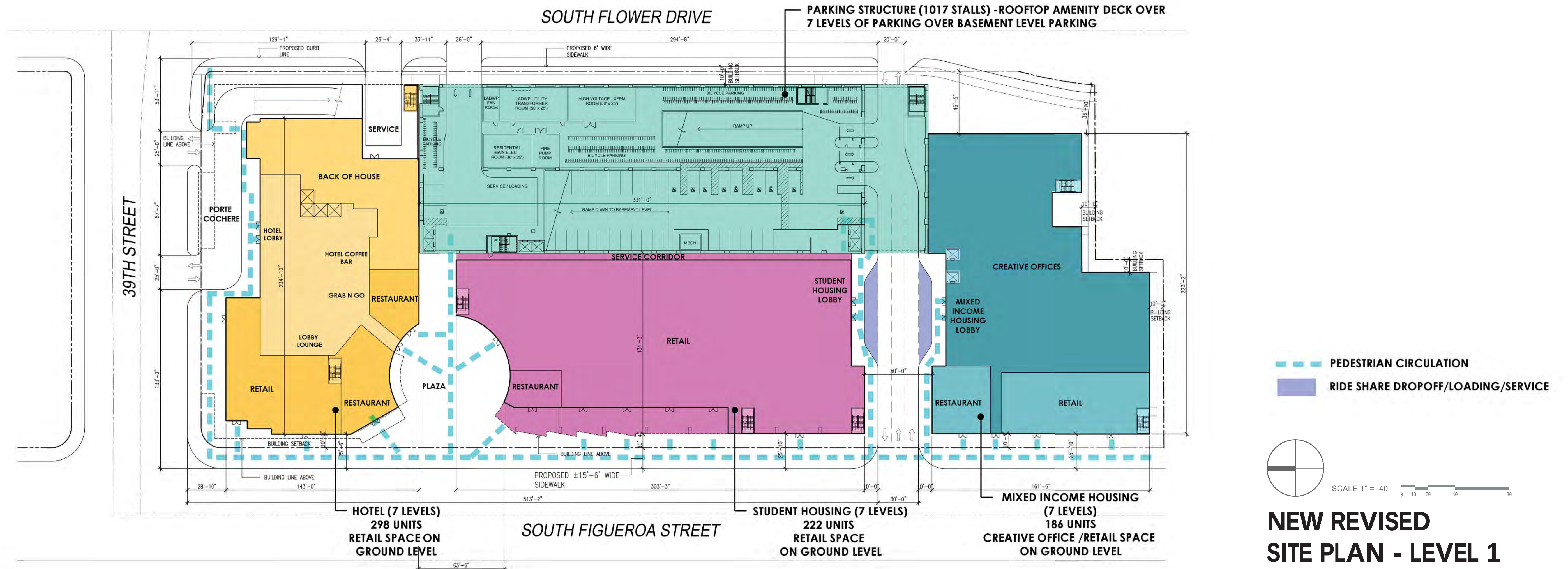
PERSPECTIVE RENDERING

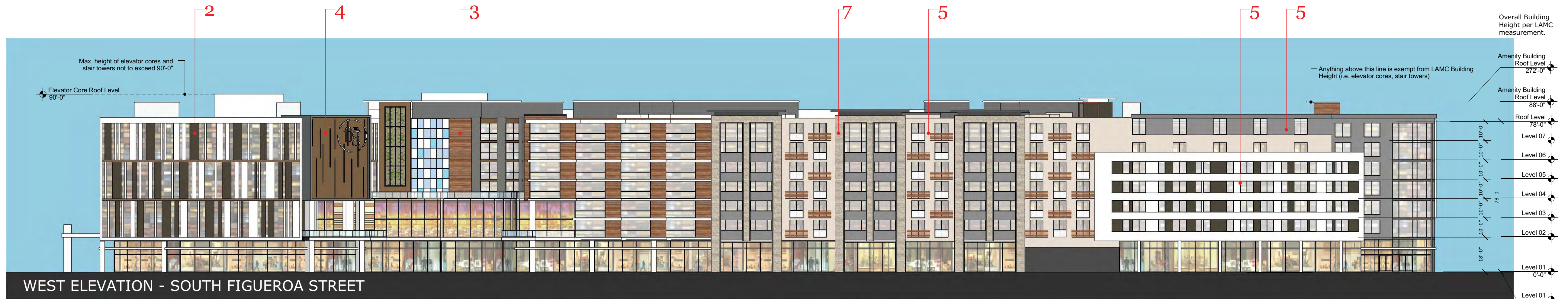


PERSPECTIVE RENDERING

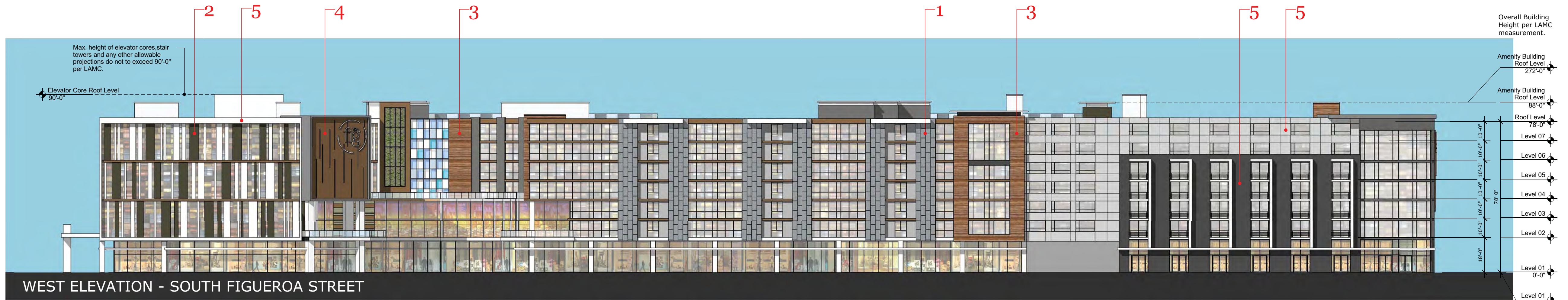


PERSPECTIVE RENDERING





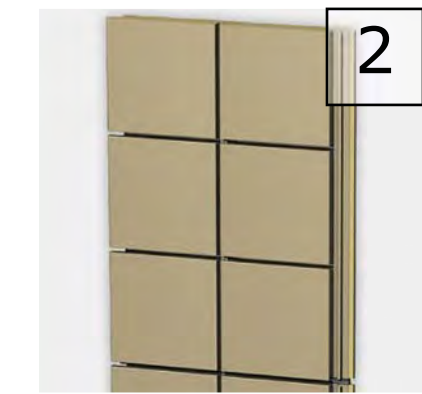
NEW REVISED ELEVATION



ORIGINAL SUBMITTED ELEVATION



1 EXTERIOR METAL CLADDING



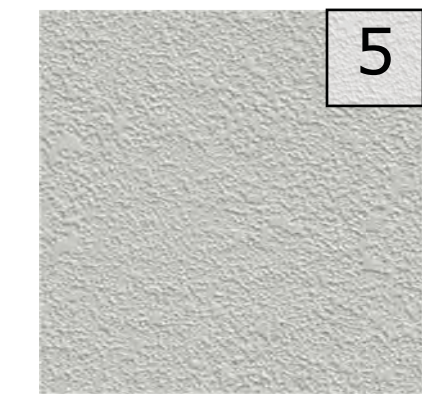
2 EXTERIOR PORCELAIN TILE CLADDING



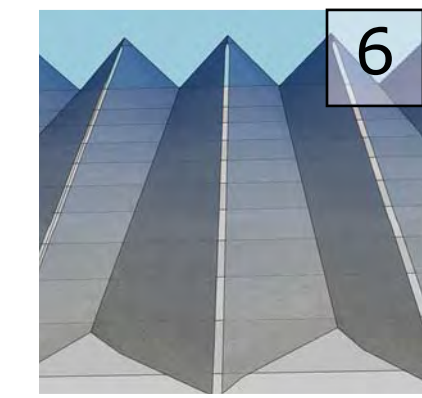
3 EXTERIOR WOOD CLADDING



4 PAINTED SOLID METAL SHEET



5 STUCCO



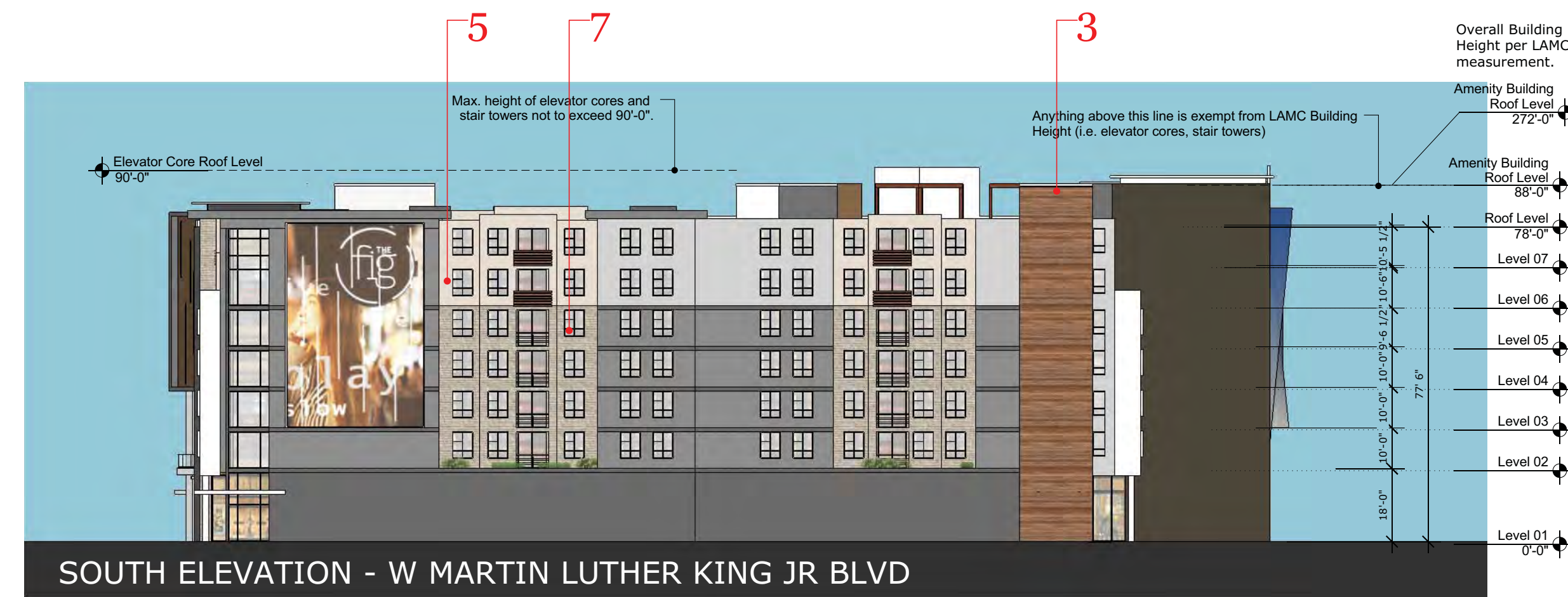
6 ARCHITECTURAL WOVEN MESH SYSTEM - ACCORDIAN-LIKE INSTALLATION PATTERN



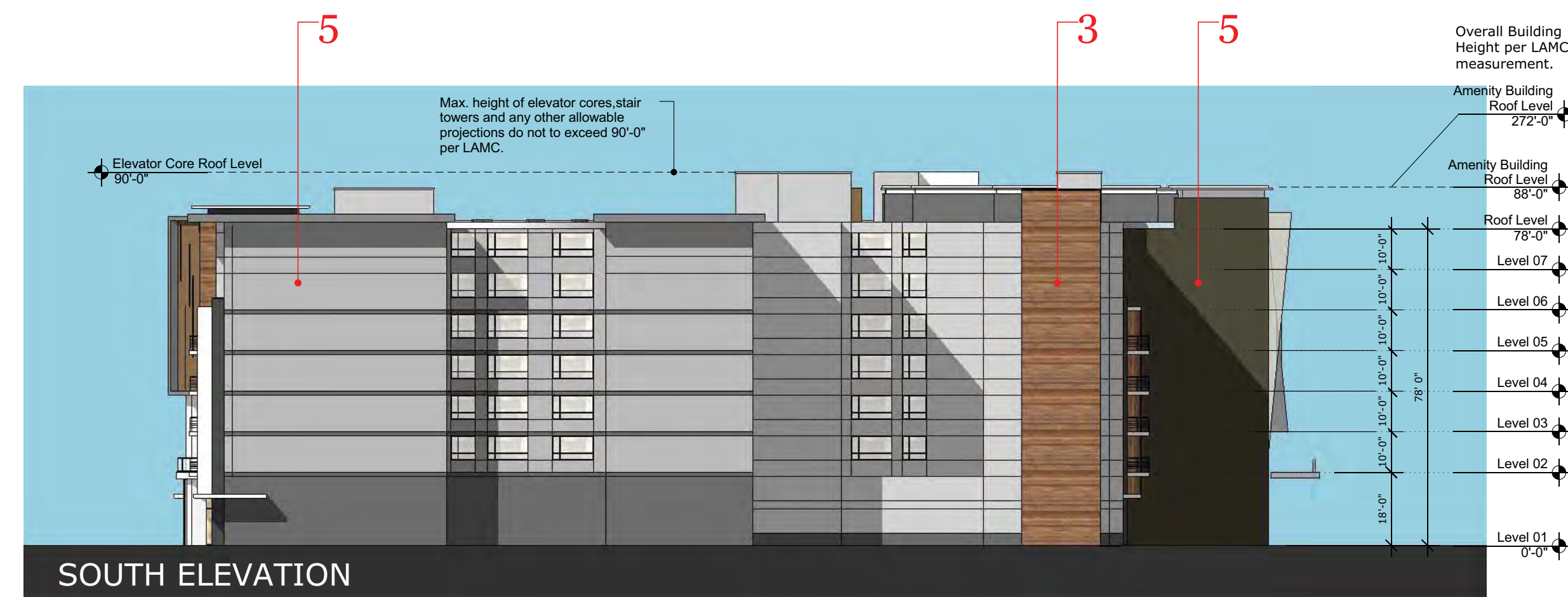
7 STONE VENEER



EXTERIOR ELEVATIONS



NEW REVISED ELEVATION



ORIGINAL SUBMITTED ELEVATION

EXTERIOR ELEVATIONS



1 EXTERIOR METAL CLADDING



2 EXTERIOR PORCELAIN TILE CLADDING



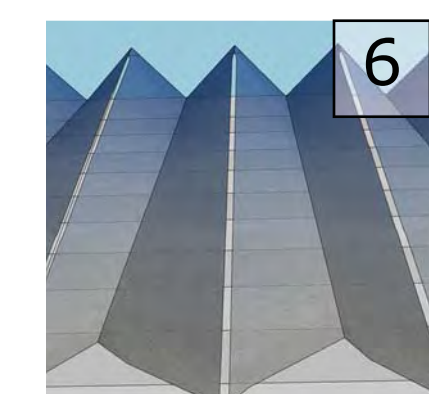
3 EXTERIOR WOOD CLADDING



4 PAINTED SOLID METAL SHEET



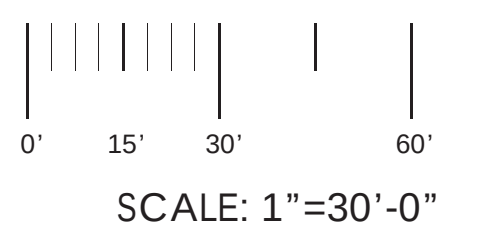
5 STUCCO

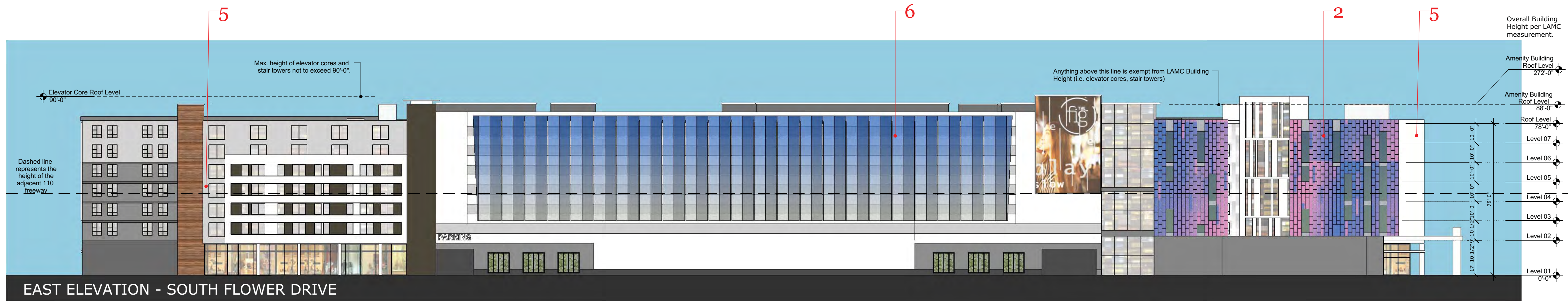


6 ARCHITECTURAL WOVEN MESH SYSTEM - ACCORDIAN-LIKE INSTALLATION PATTERN



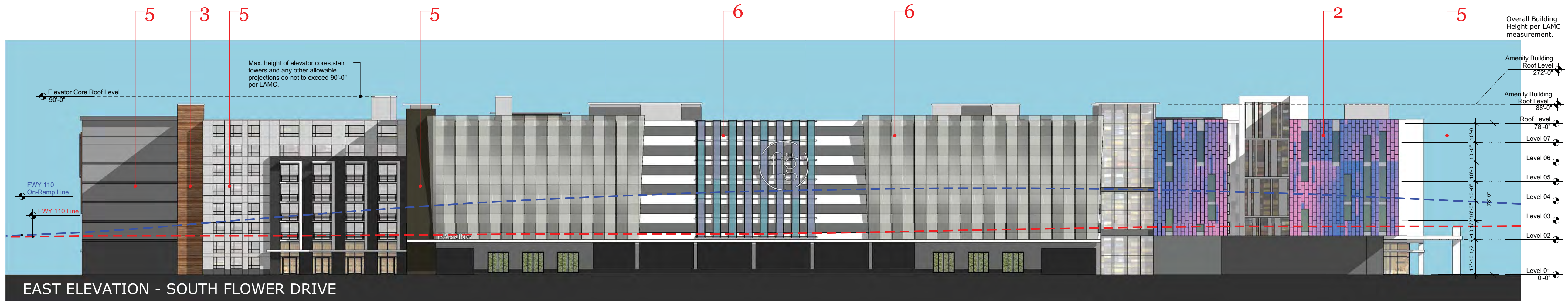
7 STONE VENEER





EAST ELEVATION - SOUTH FLOWER DRIVE

NEW REVISED ELEVATION

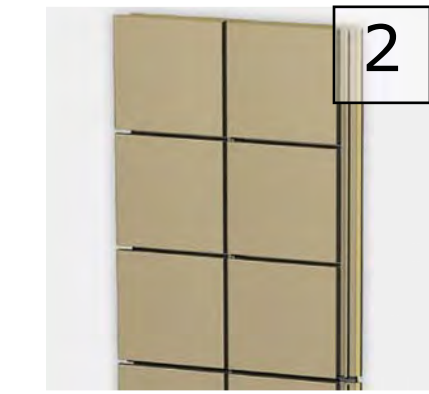


EAST ELEVATION - SOUTH FLOWER DRIVE

ORIGINAL SUBMITTED ELEVATION



1 EXTERIOR METAL CLADDING



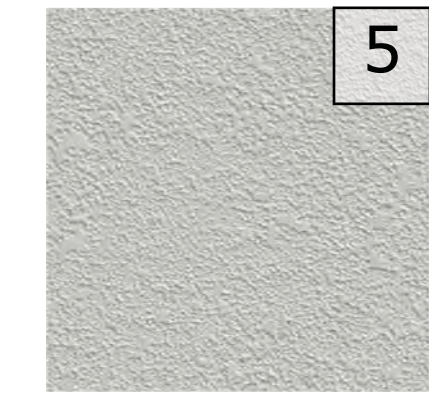
2 EXTERIOR PORCELAIN TILE CLADDING



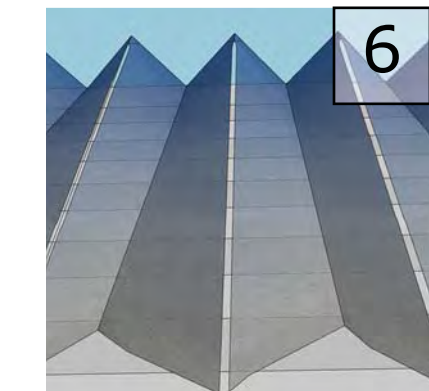
3 EXTERIOR WOOD CLADDING



4 PAINTED SOLID METAL SHEET



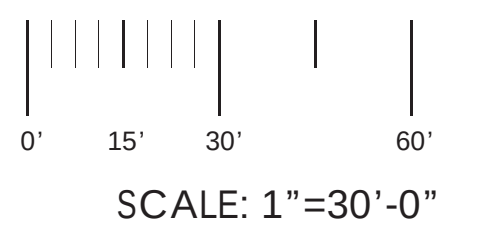
5 STUCCO



6 ARCHITECTURAL WOVEN MESH SYSTEM - ACCORDIAN-LIKE INSTALLATION PATTERN



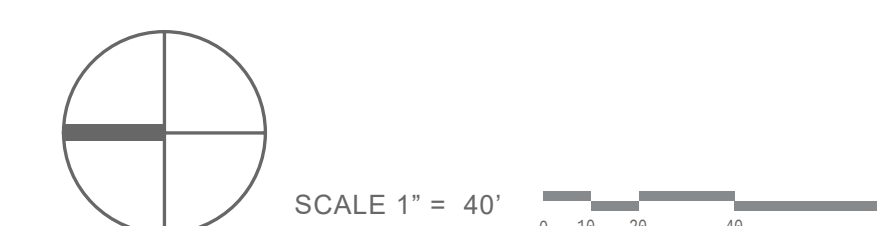
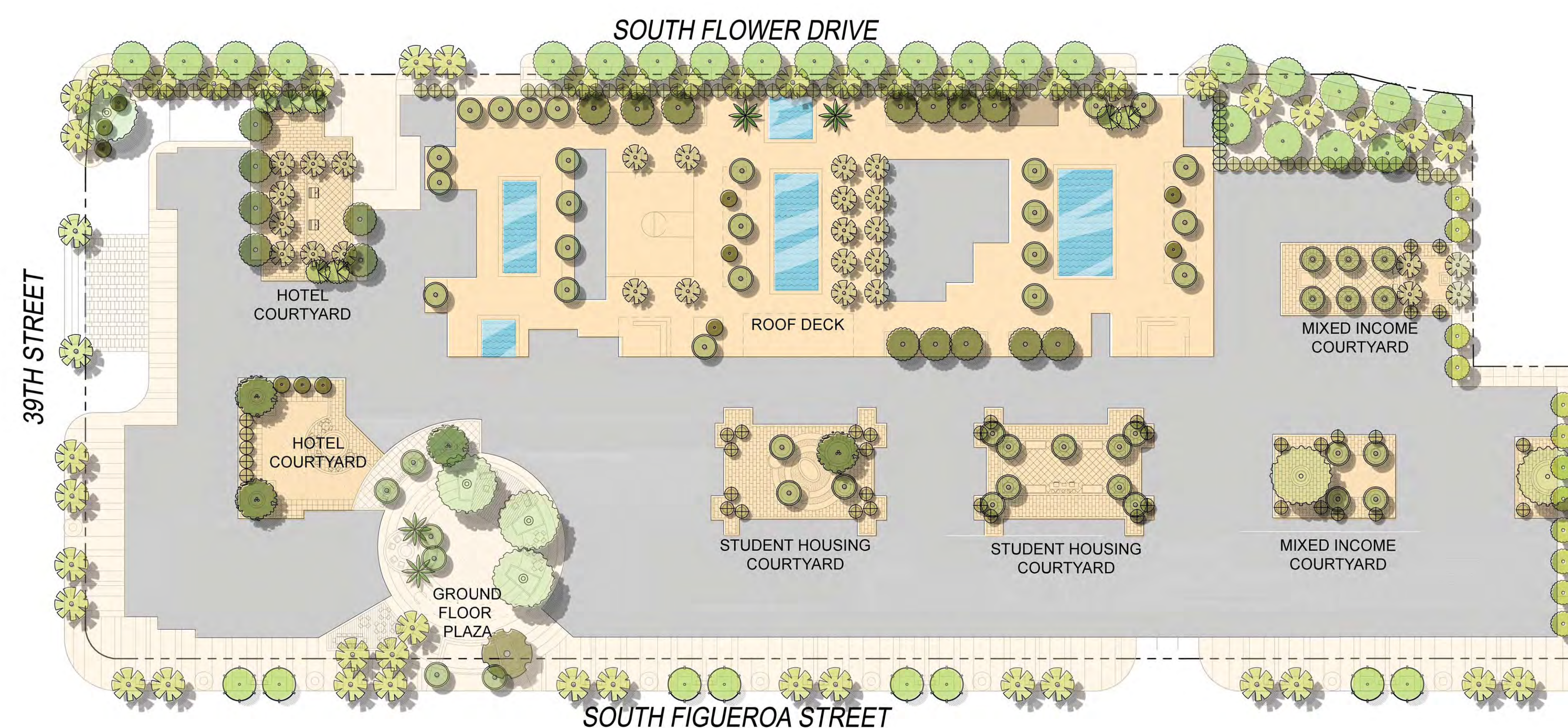
7 STONE VENEER



EXTERIOR ELEVATIONS

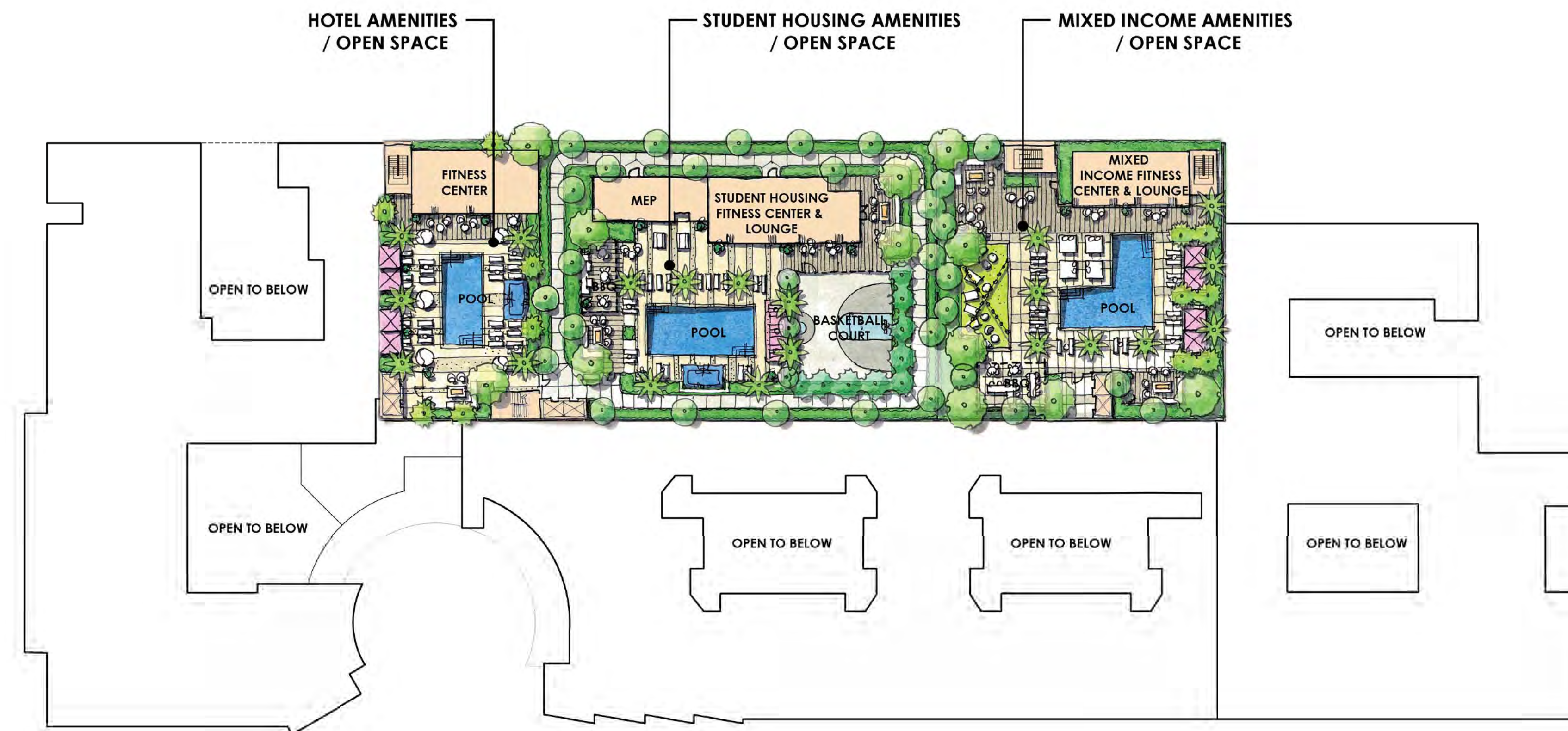


NEW REVISED



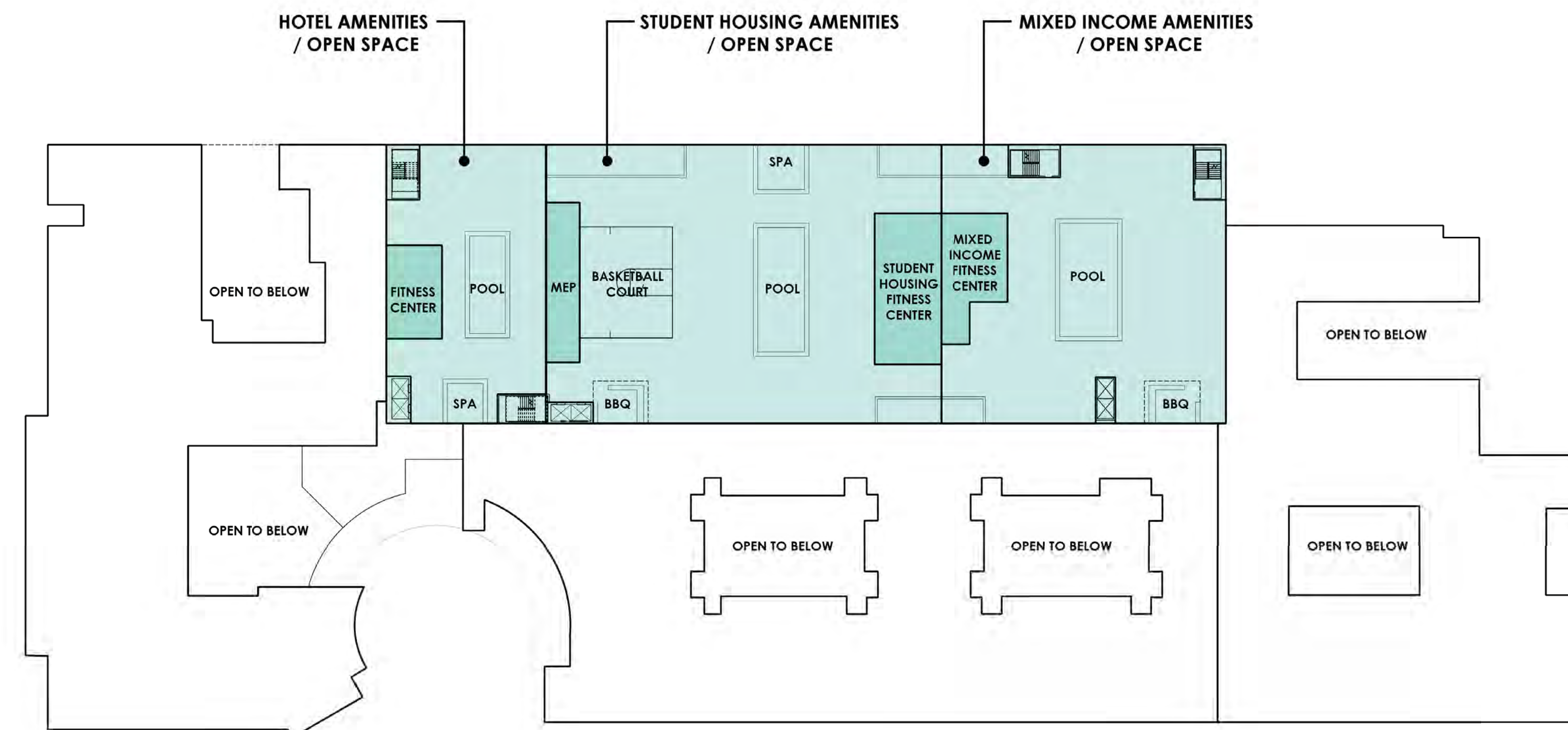
ORIGINAL SUBMITTED

ROOF DECK LANDSCAPE



SCALE 1" = 40'

NEW REVISED



SCALE 1" = 40'

ORIGINAL SUBMITTED

ROOF LEVEL



**NEW REVISED
PERSPECTIVE RENDERING**



**ORIGINAL SUBMITTED
PERSPECTIVE RENDERING**

BOARD OF
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LOS ANGELES
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LOS ANGELES, CA 90015
(213) 741-1151
FAX (213) 765-4441
TTY (213) 763-5077

February 7, 2019

Los Angeles City Planning Commission
Department of City Planning
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Attention: Jason McCrea

VIA EMAIL

Dear City Planning Commissioners:

**SUBJECT: CASE NOS. CPC-2016-4888-TDR-SN-MCUP-SPR; VTT-74868;
CPC-2017-3051-DA; ENV-2016-4889-EIR
PROJECT NAME: 1001 OLYMPIC BOULEVARD (OLYMPIA)**

As you may know, the mission of the Los Angeles Department of Convention and Tourism Development is to attract and host conventions at a world class facility with impeccable service and to drive economic development and job creation by marketing the City's unique cultural, sports, entertainment, and leisure attractions that make visiting the City of Angels an unparalleled experience. We believe we can drive economic development and job creation by increasing the competitiveness of Los Angeles as a convention and tourist destination. For those reason, I request that you approve the Olympia Project at 1001 Olympic Boulevard in all of its components as it is a vital tool to move this mission forward for the benefit of all Angelenos.

This project has our steadfast support because it will bring as many as 1,000 much-needed hotel rooms with world-class design and international appeal. We also support the project's proposed signage district which is very modest for a project of this magnitude and which will place signage exactly where it belongs – in the heart of the City's entertainment district.

Finally, it is an economic reality that the developer's election to proceed with the hotel as part of the project, for the benefit of the City, comes at a considerable financial cost,

and, as such, we support the project's proposed parking ratio and believe it will contribute to the continued positive function of the area-at-large.

On behalf of the Los Angeles Department of Convention and Tourism Development, I enthusiastically support Olympia and urge the City Planning Commission and ultimately the full Los Angeles City Council to support and approve this project expeditiously.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in green ink, appearing to read 'Deane Liu', is written over the printed name.

Deane Liu
Executive Director

DL:DL
Exec. Ref. No. 19-023



15350 Sherman Way, Suite 315, Van Nuys, CA 91406
Phone 310-469-6700

February 11, 2019

City Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Re: 1001 Olympic (Olympia) Project
Case No. CPC-2016-4888-TDR-SN-MCUP-SPR; CEQA No. ENV-2016-4889-EIR
Agenda Item #9 for the February 14, 2019, Planning Commission Hearing

Dear Commissioners,

CAJA Environmental Services, LLC (CAJA) is the environmental consulting firm who prepared the 1001 Olympic (Olympia) Project EIR on behalf of the City of Los Angeles, which was certified by the City on January 2, 2019. It is our understanding that the City then received a comment letter from Grateful Egg, LLC, dated February 4, 2019, regarding this Project. The attached letter restates the comments included in this letter, with responses provided below each comment. No information contained in this letter would require revisions to the Final EIR or change any conclusions in the Final EIR, and no Subsequent EIR, MND, or Addendum is required pursuant to CEQA Guidelines Sections 15162 or 15164.

Sincerely,

Stacie Henderson
CAJA Environmental Services, LLC

cc: Sergio Ibarra, Department of City Planning, Major Projects
Jason McCrea, Department of City Planning, Major Projects

Gregg Nevens
Manager
Grateful Egg LLC
gnevens@alliedsales.com

Comment No. 1

To Whom It May Concern:

RE: CASE #CPC-2016-4888-TDR-SN-MCUP-SPR / CEQA # ENV-2016-4889-EIR

We vehemently object to the construction of the large occupancy structures proposed on the project site described as:

1001 Olympic Boulevard, 911-955 South Georgia Street; 1000-1016 West James M. Wood Boulevard; 936-950 South Bixel Street; 1013-1025 West Olympic Boulevard, Los Angeles, CA 90015. APNs include 513-006-023, 5138-006-014, 5138-006-009, 5138-006-008, 5138-006-007, 5138-006-020, 5138-006-024, 5138-006-021, 5138-006-022.

Traffic congestion / pedestrian danger is already overwhelming in the immediate vicinity and negatively impacts pedestrian safety, driver safety, and local resident access. The addition of this large project will further serve to endanger the many people walking and driving in this area by substantially increasing the activities that contribute to public safety problems. As it is, the police department regularly ignores the near constant flow of illegal left turns into the Marriott driveway from westbound vehicles on Olympic Boulevard, resulting in pedestrians leaping out of the way to avoid being hit. The plethora of ride-sharing vehicles making illegal stops along Olympic Boulevard in this immediate vicinity and in the immediate neighboring intersections is extremely dangerous. Local resident access is often blocked by police overwhelmed by ingress and egress of LA Live event traffic. Increasing congestion at the intersection of Georgia Street and Olympic Boulevard is singularly dangerous to everyone moving in, through, and around this intersection.

Response to Comment No. 1

The Draft Environmental Impact Report (EIR) comprehensively analyzed traffic impacts of the Project in Section IV.M, with supporting data provided in the Transportation Impact Study contained in Appendix K-1 of the Draft EIR. As discussed in Section IV.M. of the Draft EIR, a comprehensive data collection effort was undertaken to develop a detailed description of existing conditions in the traffic analysis study area, including pedestrian and bicycle facilities.

The Draft EIR (Section IV.M) acknowledges that with mitigation, Project impacts at 33 of the 36 studied intersections would be less than significant. Even with mitigation, the Project's impacts

at the intersection of Georgia Street & Olympic Boulevard would be significant and unavoidable during the AM and PM peak hours. Consequently, as this is the nearest intersection to the primary Project Site access, Project-level and cumulative impacts to the Project Site access would also be significant and unavoidable during the AM and PM peak hour.

Based on the analysis contained in the Transportation Impact Study and approved by the Los Angeles Department of Transportation (LADOT), the Project would result in less than significant impacts with respect to pedestrian facilities. Nevertheless, the Project includes pedestrian safety enhancements in the study area as part of Project Design Feature TR-PDF-2 (Pedestrian Safety Enhancements), and as part of the City's comprehensive response to pedestrian safety and LADOT's Vision Zero initiatives. These improvements include installation of continental crosswalks, leading pedestrian intervals, and curb extensions within the Project study area. The City is currently focusing resources on the installation of continental crosswalks at Vision Zero locations detailed in *Vision Zero Los Angeles 2015-2025 Action Plan*, which have been identified to have the highest number of pedestrian-related collisions. At other locations, the installation of continental crosswalks would be implemented upon completion of the resurface improvements provided by the Bureau of Street Services Resurfacing Program.

The comment also provides the commenter's opinions about safety concerns and the patterns of drivers in the area, which are acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

The remainder of the comment provides the commenter's objection to the Project, which is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

Comment No. 2

Parking limitations unless the building provides enough on-site parking to support all of its occupants and visitors, the impact on available local parking will challenge and already limited supply of available parking for the many businesses and events in the immediate vicinity.

Response to Comment No. 2

The commenter's concern that the Project does not provide adequate parking supply is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. The Project would provide 2,131 vehicular parking spaces, which includes 1,562 residential parking spaces, 42 parking spaces for commercial uses, and 576 parking spaces for the hotel use. The Project would also provide 1,173 bicycle parking spaces. The Project's parking supply is consistent with the City's parking policies as discussed in the Draft EIR (pages II-8 and II-9). The Project provides more parking than is required.

Comment No. 3

Freeway overpass homeless and fire situation. The overpasses immediately adjacent on both the north side (9th Street) and south side (Olympic Boulevard) present a growing public safety problem, all too often involving excessive litter and fires. Constructing a large project in this immediate vicinity will place the occupants and visitors to this location in jeopardy unless and until the proliferation of people living, defecating, and littering under these overpasses has been remediated.

Response to Comment No. 3

The comment does not raise a specific concern or question regarding the adequacy of the analysis of environmental impacts contained in the Draft EIR. Nevertheless, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Further, CEQA generally does not require a lead agency to evaluate the effects of the environment on future residential uses of a proposed project. (See *Cal. Building Industry Assn. v. Bay Area Air Quality Management Dist.* (2015) 62 Cal.4th 369, 286-90.)

Comment No. 4

Pollution. Given the rapid increase in population density in the immediate vicinity, a large project of this nature should be required to achieve and maintain LEED Gold or Platinum status, including the use of solar power. The air quality in the immediate area cannot withstand further pollution.

Response to Comment No. 4

Project impacts with respect to air quality were comprehensively analyzed in Draft EIR Section IV.B, Air Quality. As discussed in Section IV.B, during operation, VOC emissions primarily from area sources (specifically consumer products) and NO_x emissions (vehicle traffic) would exceed regional significance thresholds for these ozone precursors. While the Project's operational impacts on regional air quality are considered significant and unavoidable, several mitigation measures were identified in Section IV.B in order to reduce criteria pollutant emissions of VOC and NO_x. These mitigation measures (AIR-MM-4 through AIR-MM-6) address mobile sources, area sources, and energy sources of air pollution. Implementation of these measures would help reduce criteria pollutant emissions, although impacts would remain significant and unavoidable for both Project-specific and cumulative impacts. All other Project impacts related to air quality were determined to be less than significant.

The remainder of the comment provides the commenter's opinion that the Project should be required to achieve LEED Gold or Platinum status, which is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. As discussed

on pages II-16 through II-18 of the Draft EIR, the Project would comply with the Los Angeles Green Building Code (LAGBC) and would also include numerous sustainability initiatives related to a permanently sustainable site, water efficiency, energy and atmosphere, materials and resource, and indoor environmental quality. Finally, the Project would comply with Section 99.05.211 of the LAGBC by providing solar-ready buildings.

Comment No. 5

Water pressure. Water pressure in the immediate vicinity has been dropping notably for the past three years. The addition of this project will further serve to diminish available water supply.

Response to Comment No. 5

As discussed in Draft EIR Section IV.O.2 (Utilities and Service Systems – Water Supply and Infrastructure), a Water Supply Assessment (WSA) was prepared for the Project by the Los Angeles Department of Water and Power (LADWP) and included in Appendix M-3 of the Draft EIR. The WSA concluded that there would be sufficient water supplies to serve the Project from existing entitlements and resources.

Comment No. 6

Electricity. In recent years, there has been more than one event that took out local power. It does not appear that sufficient modern power supply has been made available to the immediate vicinity to support the rapidly growing demand for electricity. The addition of this project will substantially challenge the power infrastructure.

Response to Comment No. 6

Project impacts with respect to electricity were analyzed in greater detail in Draft EIR Section IV.P, Energy Conservation and Infrastructure. As discussed on page IV.P-33, the Project's operational electricity usage would be approximately 0.07 percent of LADWP's projected sales in 2022-2023. In addition, during peak conditions, the Project's operational electricity use would represent approximately 0.00003 percent of the LADWP estimated peak load. Therefore, during Project operations, it was concluded that LADWP's existing and planned electricity capacity and electricity supplies would be sufficient to support the Project's electricity demand.

Comment No. 7

Noise control. The immediate vicinity has been growing painfully noisier with the addition of each project. This particular intersection is constantly noisy. If this project is permitted to move forward, there should be mandatory limits on the noise that may be generated and on what days and times.

Response to Comment No. 7

Draft EIR Section IV.J, Noise, provides an evaluation of the Project's impacts with respect to noise. As discussed therein, during all construction phases, noise-generating activities could occur at the Project Site between the hours of 7:00 AM and 9:00 PM, Monday through Friday, in accordance with Section 41.40(a) of the LAMC. On Saturdays, construction would be permitted to occur between 8:00 AM and 6:00 PM. Construction would not occur on Sundays in accordance with LAMC noise provisions. The analysis contained in Section IV.J concluded that implementation of Mitigation Measures NOI-MM-1 through NOI-MM-10 would reduce the Project's construction noise impacts at nearby sensitive receptors to less than significant, with the exception of cumulative construction noise impacts at 916 S. Georgia Street residences, largely based on the proximity of the related project at 926 James M. Wood Boulevard to this receptor. All other noise impacts, including operational noise impacts, would be less than significant.

Comment No. 8

Project completion. The builder should be held financially responsible through escrow or some other means to ensure timely completion of the project. We have seen several projects begin in the immediate vicinity over the past four years that have halted due to lack of proper financial resources or other reasons. This should not be allowed to continue with any new projects as the ensuing impact on the local vicinity is unfair and unreasonable. Measures should be implemented to prevent such reckless activities that impact others.

Response to Comment No. 8

The comment provides the commenter's opinion about the timely completion of projects, but does not raise a specific concern or question regarding the adequacy of the analysis of environmental impacts contained in the Draft EIR. Nevertheless, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Comment No. 9

Downtown skyline. The downtown Los Angeles skyline is rapidly becoming overwhelmed with tall structures making the city dark and claustrophobic. Heights should be limited to 200 feet or less in order not to continue this path toward a congested mass of skyscrapers. There are too many tall buildings already approved for construction in a very tight area.

Response to Comment No. 9

The comment provides the commenter's opinion that the height of the Project should be limited to 200 feet or less, but does not state a specific concern or question regarding the adequacy of

the analysis of environmental impacts contained in the Draft EIR. Nevertheless, the commenter's opinion is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. In addition, as discussed in Section IV.A (Aesthetics) of the Draft EIR on page IV.A-11, the Project is located in a highly urbanized area, situated among a variety of existing and proposed towers in the immediate vicinity of the Project Site. Buildings in the immediate vicinity include the 54-story Ritz Carlton Residences building (across the intersection from the Project Site, at the southeast corner of the intersection of Olympic Boulevard and Georgia Street) and the Metropolis development, which includes three towers ranging from 38 stories to 56 stories (immediately to the north of the Project Site across James M. Wood Boulevard).

Comment No. 10

Excess capacity. There are already numerous new projects that have substantial excess capacity with partially completed projects still to become available. For example, Metropolis continues to struggle with fillings its units just north across 9th Street from the proposed new site. Sales figures are misleading as there appears to be one or more investment groups that have purchased blocks of units that remain vacant. Continuing this expansion of capacity without corresponding demand is damaging to the environment and risks triggering a financial crisis in the downtown Los Angeles vicinity.

Given the myriad of concerns associated with this project, we believe it is appropriate to deny or significantly limit the size of this project.

Thank you for your kind consideration of our concerns.

Response to Comment No. 10

The comment provides the commenter's opinion about capacity of other projects in the area, but does not raise a specific concern or question regarding the adequacy of the analysis of environmental impacts contained in the Draft EIR. Nevertheless, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.



Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

February 12, 2019

TO: City Planning Commission

FROM: Jason McCrea, Planning Assistant

ADDITIONAL INFORMATION/TECHNICAL MODIFICATION/CORRECTION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2016-4888-TDR-SN-MCUP-SPR; 1001 Olympic Boulevard, 911-955 South Georgia Street; 1000-1016 West James M. Wood Boulevard; 936-950 South Bixel Street; 1013-1025 West Olympic Boulevard

The following corrections are to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of February 14, 2019, related to Item No. 7 on the meeting agenda. Deleted text is shown in ~~strikethrough~~ and added text is shown in underline.

Page A-2, Requested Actions

ENV-2016-4889-EIR

1. Pursuant to CEQA Guidelines, Sections 15162 and 15164, in consideration of the whole of the administrative record, find that the project was assessed in the previously certified Olympia Project Environmental Impact Report ENV-2016-4889-EIR (State Clearinghouse House No. 2017101008); certified on ~~December 19, 2018~~ January 29, 2019; and no subsequent EIR, negative declaration or addendum is required for approval of the project;

Page A-2, Recommended Actions

ENV-2016-4889-EIR

1. **Determine**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Olympia Project Environmental Impact Report No. Report ENV-2016-4889-EIR (State Clearinghouse House No. 2017101008), certified on ~~December 19, 2018~~ January 29, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration or addendum is required for approval of the project.
2. **Recommend that the City Planning Commission continue this case until a date uncertain, after the Agency Board acts on the requested TFAR Transfer Plan and Public Benefits Payment, in order for the City Planning Commission to consider the requested TFAR Transfer Plan, Public Benefit Payment, and associated Findings;**

Page A-6, Sustainability Features

The Project would include project design features designed to improve energy efficiency and water conservation, as set forth in the Draft Environmental Impact Report, ~~Section IV.C~~ **Section IV.F**, Greenhouse Gas Emissions, and in compliance with minimum Code requirements; and to encourage efficiency in construction, as described in Section IV.B Air Quality of the Draft Environmental Impact Report. These features summarized below and are incorporated into the project's Conditions of Approval as part of the Mitigation Monitoring Program, as seen Condition of Approval Nos. 16 and 17:

Page A-10 and F-26 Sign District Comparison Table

Olympia Sign District Comparison				
	Metropolis	LASED (district B)	LAFC (freeway facing signs only)	Olympia
Hours of Operation	7 am to midnight	Dawn to 2am	Dawn to midnight (exceptions for events)	Dawn 5 am to midnight

Page C-1 Transfer of Floor Area Rights

- a. **Floor Area.** The Development shall not exceed a maximum Floor Area Ratio (FAR) of 13:1 and a total floor area of 1,845,831 square feet. The Transfer Payment and Public Benefit Payment shall be pro-rated to the amount of TFAR being acquired in the event the maximum amount of TFAR is not required. The base lot area used to calculate the base floor area shall be ~~50,335~~ **141,987** square feet with a 6:1 FAR. Changes to the Project that result in a 20 percent decrease in floor area, or more, shall require new entitlements.

Page C-3

8. Parking

- a. **Vehicle Parking.** The minimum number of residential and commercial automobile parking spaces shall be provided as required by LAMC Section 12.21 A.4(a), (i), and (p) pursuant to a deviation granted by the Advisory Agency. **No fewer than 1,755 residential parking spaces, 41 commercial parking spaces, and 235 hotel parking spaces shall be provided** Twenty percent of the required automobile parking for commercial uses and 10 percent of the of the required automobile parking for residential uses may be replaced by bicycle parking pursuant to 12.21 A.4(a), for a total reduction of 176, in ~~Option 2~~.

Page C-4

2. ~~**Solar-Ready Buildings.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.~~ **Solar. The project shall provide solar panels pursuant to Page 30 (Roof Plans) of Exhibit A.**

F-6 First Paragraph

The Project will comply with Objective 5 as the site consist of a large surface parking lot and an existing hotel **urgent care and office uses**, that will be demolished and redeveloped with a mixed-use hotel, residential, and commercial project guiding growth and development in the area. The project will achieve Objective 12 by generating new job opportunities associated with the 40,000 square feet of commercial space, and a 1,000 room hotel.

F-44 Third Paragraph

All parking will be provided in ~~four~~ **five** subterranean and four podium levels. The podium parking levels will include solid walls consisting of spandrel glass and vision glass materials. Additionally, the podium levels include commercial and residential uses that front Georgia Street, James M. Wood Boulevard, and Olympic Boulevard. Additionally, the ground floor level commercial uses and plaza will activate Georgia Street, James M. Wood Boulevard, and Olympic Boulevard by creating an inviting pedestrian environment, including public open space, landscaping, and commercial activity. Furthermore, the streetscape along Georgia Street will be improved consistent with the LASED Streetscape Plan which includes street trees and alternating streetlight and street tree patterns, improving the pedestrian environment.

F-48 California Environmental Quality Act Findings

The City of Los Angeles, as lead agency, acting through the Department of City Planning, prepared an environmental impact report (EIR), consisting of a Draft EIR and Final EIR, under case number ENV-2015 **2016**-4889-EIR (State Clearinghouse House No. 2017101008).

F-49 Section 2. CEQA Findings

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 Olympia Project EIR No. ENV-2015 **2016**-4889-EIR State Clearinghouse House No. 2017101008 certified on January 29, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project.

TECHNICAL MODIFICATION/CORRECTION TO EXHIBIT B OF THE STAFF RECCOMENDATION REPORT

Exhibit B Page 5 Section 5 Procedural Requirements

A. Building Permits. The Los Angeles Department of Building and Safety (LADBS) shall not issue a permit for a Sign within the District ~~if~~ **unless** it is authorized by Section 5 of this Ordinance when the Sign complies with:

Exhibit B Page 7 F. Visual Environment Improvement Program

A.1 Sign Credit

1. A minimum of ~~ten~~ **one** square feet of existing, legally permitted Off-Site Sign shall be removed for one square foot of sign area credit for an Off-Site Digital Display Sign within the Sign District.

Exhibit B Page 11 Section F. Illumination Section 2 Regulations

h. Sign Location A

- i. Illuminance from signs shall not exceed **0.3** ~~0.6~~ footcandles above ambient illuminance.
- ii. Signs at Location A shall have a brightness after sunset and before sunrise of no greater than **300** ~~600~~ candelas per square meter.

Exhibit B Page 11 Section F. Illumination Section 3 Refresh Rate

- a. Digital Display A is subject to **Controlled Refresh Rate** ~~Non-Controlled Refresh Rate~~.
- b. Digital Display B and C are subject to Controlled Refresh Rate.

February 10, 2019

From: Marina Groysman
1812 Overland Ave resident
Los Angeles, CA 90025

To: Planning Committee
Re: 1822 Overland NEW Development

To whom it may concern,

We are the home owners of 1812 Overland Ave, specifically those occupying the southern wing of the condominiums, are writing to you to address several serious concerns regarding the construction of a building property next to our location. Outlined in the letter below are these concerns in detail:

1. The building is 67 feet tall or 6 stories high. The building, being so much taller than ours (we are 3 story building and live on the first floor), **will block ALL natural sunlight that illuminates every room!** It will completely restrict light to the ONLY windows we have! Waking up and seeing the light coming into our rooms every morning is an essential part of our routine. Part of the reason for buying these apartments is because of the beautiful unobstructed light coming in from various openings. Imagine if you woke up one morning and you opened the curtains and there was no sunlight. Just a big black building looming over your living room. As you see, blocking out natural sunlight would not only damage the morale of the homeowners and force them to sacrifice this part of their lives, but also make lighting more expensive. As the sunlight that shines so brightly on our spaces disappear, we would inevitably have to invest in additional artificial lighting. This would increase our energy bill and lead to further anger, all for living in this specific area.
2. Because the proposed complex blocks out light completely, the value of our homes would drop by an undetermined value. Who would want to buy home with no light! Who will be compensate loss of value providing that we want to sell our condominium? This is wholly unfair to residents who are considering selling their properties in the future.
3. Due to the project being designated as TYPE 3, the building will be no further than 6"4 (comparing to usual building requirements of 9" setback) away from our windows. This is an arrangement that makes for reduced privacy (for both us and the inhabitants of said building) and an uncomfortably close view of other people's lives through their living room windows. That being said, they can also spy into our living room windows, lest we forget to close the curtains. In addition, balconies are being planned for this building right across to our windows! Not only will the building be uncomfortably close and reduce privacy, but the balconies could allow for pranks and other forms of mischief to be enacted on all residents. No building has ever been so close!
4. This "modern" building does not fit the look of the community. It is very dark and tall, contrasting the other buildings in the area. Please note! The tallest building in the area is 4 story – no building is as tall as 6!
5. Lastly, we feel like we have absolutely no choice or protection as homeowners in the construction of this building. We requested to meet with developers to express our concerns and to possible accommodate our requests and they declined our numerous attempts claiming that it will benefit the community – BUT HOW. Attached are several pictures that describe these concerns. You will note that lot next to us is very small and inconsistent with planned development! There has always been small private home and now they are planning to build black 6 story 16 unit building!

We understand that it is not in our position to completely block this property from building but we hope developers can take our request into consideration and possibly build 4 story home and flip design around allowing more distance from our property. We also anticipate damage to our property during demolition and construction and would appreciate proper fencing between the buildings. We should not be exposed to yearlong dust and noise too close without proper barrier between contraction area and our property. Please contact us for any questions or information at 213-880-9697

Sincerely, Marina Groysman
HOA president and home owner

BUILDING TO BE REPLACED - IN THE MIDDLE



OUR WINDOWS - CONCERN – WILL BE BLOCKED COMPLITELY



LIVING ROOM VIEW 1



CURRENT View from windows



CURRENT VIEW BEDROOM 2



DAY OF HEARING SUBMISSIONS