



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
And: Interested Parties/Others

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.**

Project Site: 1057 South San Pedro Street (entire block bounded by 9th Street, San Julian Street, San Pedro Street and 11th Street); 1122, 1142, 1146, 1150, South San Julian Street, 1051-1053, 1101, 1105, 1109-13, 1117, 1119, 1125, 1127, 1137 South San Pedro Street, 1027, 1021, 1023 South San Julian Street, 941, 943, 945, 929 South San Julian Street

Case Nos.:	CPC-2013-4050-GPA-ZC-HD-SN-CU-MCUP-SPR; CPC-2013-4051-DA; VTT-72376	Council No:	14 - Huizar
CEQA No.:	ENV-2012-3003-EIR, SCH No. 2013021046	Related Case(s):	N/A
Hearing Held By:	Deputy Advisory/Hearing Officer	Plan Area:	Central City
Date:	May 17, 2017	Existing Zone:	M2-2D
Time	10:30 a.m.	Proposed Zone:	[T][Q]C2-2D
Place:	Los Angeles City Hall 200 North Spring Street. Room 1020 Los Angeles, CA 90012 (Please use the 201 N. Main Street entrance)	Plan Overlay:	N/A
Staff Contact:	Christina Toy Lee 200 N. Spring Street, Room 750 Los Angeles, CA 90012 christina.toy-lee@lacityl.org (213) 473-9723	Existing Land Use:	Light Manufacturing
		Proposed Land Use:	Regional Commercial
		Applicant:	Peter Fleming, The City Market of Los Angeles, Inc,
		Representative:	Jim Ries, Craig Lawson & Co., LLC

PROPOSED PROJECT:

Demolition of approximately 91,729 square of the existing structures on-site and the construction of a mixed-use project consisting of 1,719,658 square feet of total developed floor area. The project will include the construction of 945 residential dwelling units, 210 hotel rooms, 294,641 square feet of commercial (including medical and general office) and manufacturing uses, 224,862 square feet of retail floor area (including restaurants, bars, event space, wholesale uses, and a cinema with 744 seats), and a 312,112 square feet of corporate/educational campus floor area. The project includes a total of 3,700 parking spaces. The project is anticipated to be build out in a 25-year period.

REQUESTED ACTION(S):

The Deputy Advisory Agency will consider:

ENV-2012-3003-EIR:

1. The Deputy Advisory Agency shall consider the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR No. ENV-2012-3003-EIR (SCH No. 2013021046) dated, June 25, 2015, the Recirculated EIR dated July 28, 2016, and the Final EIR, dated April 19, 2017 (City Market Los Angeles), as well as the whole of the administrative record.

VTT-72376:

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, **Vesting Tentative Tract Map** No. 72376 to permit the merger and re-subdivision of a 10 acre project site to create 5 ground lots and 14 airspace lots, including a partial alley vacation and to merge a portion of San Julian Street. The applicant is requesting to deviate from the Advisory Agency's Parking Policy and to allow parking to be calculated per the LAMC.

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

ENV-2012-3003-EIR:

3. The City Planning Commission shall consider the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR No. ENV-2012-3003-EIR (SCH No. 2013021046) dated, June 25, 2015, the Recirculated EIR dated July 28, 2016, and the Final EIR, dated April 19, 2017 (City Market Los Angeles), as well as the whole of the administrative record.

CPC-2013-4050-GPA-ZC-HD-SN-CU-MCUP-SPR:

4. Pursuant to LAMC Section 11.5.6, a **General Plan Amendment** to the Central City Community to change the property's land use designation from Light Manufacturing to Regional Commercial and to apply the existing Central City Community Plan Footnote No. 4 to the project site to allow Height District No. 2D;
5. Pursuant to LAMC Section 12.32, a **Vesting Zone Change** from M2-2D Zone to [T][Q]C2-2D to permit the construction of the project, including provisions for the application of the Land Use Equivalency Program;
6. Pursuant to LAMC Section 12.32, a **Height District Change** to modify the "D" Limitation to allow a Floor Area Ratio of 4.1:1, in lieu of the required 3:1 FAR.;
7. Pursuant to LAMC Section 12.32-S, a **Supplemental Use District** to permit a sign district for the site;
8. Pursuant to LAMC Section 12.24-W,19, a **Conditional Use** to allow floor area ratio averaging in a unified development not to exceed 4.1:1 FAR over the entire site, with a maximum FAR of 4.43:1 on Block 1, 3.4:1 FAR on Block 2, 2.43:1 FAR on Block 3, and 7.19:1 FAR on Block 4;
9. Pursuant to LAMC Section 12.24-U,14, a **Conditional Use** to allow a Major Development Project for a project that would result in the construction of 250 or more hotel guest rooms, or 100,000 square feet or more floor area in other nonresidential or non-warehouse uses;
10. Pursuant to LAMC Section 12.24-W,1, a **Master Conditional Use** to permit:
 - a. Off-site sales for beer and wine for one for one establishment,
 - b. Off-site sales of a full line of alcoholic beverages for two establishments,
 - c. On-site sales, dispensing, and consumption of beer and wine for three establishments,
 - d. On-site sales, dispensing, and consumption of a full line of alcoholic beverages for 17 establishments;
11. Pursuant to LAMC Section 16.05, a **Site Plan Review** for individual structures that would result in an increase of 50 or more dwelling units and/or 50,000 gross square feet of non-residential floor area; and

CPC-2013-4051-DA:

12. Pursuant California Government Code Sections 65865-68869.5, the Applicant seeks to enter into a **Development Agreement** with the City of Los Angeles.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

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.** Copies of the FEIR are also available at the following Library Branches:

- Los Angeles Central Library, 630 West 5th Street, Los Angeles, CA 90071
- Chinatown Branch Library, 639 North Hill Street, Los Angeles, CA 90012

DIVISION OF LAND – If the project involves a Tract or Parcel Map, 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 - 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 three parts, the Draft EIR, the Recirculated 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 an extended 57-day public review period from June 25, 2015 to August 10, 2015. A Recirculated Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for an extended 47-day public review period from July 28, 2016 to September 12, 2016. The Final EIR responds to the comments and includes text revisions to the Draft EIR and the Revised Draft EIR in response to input received on the Draft EIR and the Revised Draft EIR. Unlike the Draft EIR and the Revised 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 City Planning Commission as part of the staff report for the project. The EIR will be submitted to the City Planning Commission and City Council 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 auxiliary aids and/or services may be provided upon request. 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.