



CITY OF LOS ANGELES
 DEPARTMENT OF CITY PLANNING
 City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

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

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Site:	1099 South Grand Avenue		
Case No.:	ZA-2020-2757-CUB-TDR-RDPA-RDP-SPR-WDI	Council No:	14
CEQA No.:	ENV-2020-2758-CE	Related Cases:	N/A
Hearing Held By:	Zoning Administrator	Plan Area	Central City
Date:	MONDAY, SEPTEMBER 14, 2020		
Time:	10:00 A.M.	Zone:	[Q]R5-4D-O
Place:	In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Office of Zoning Administration Public Hearing will be conducted remotely at the following link:	Plan Overlay:	City Center Redevelopment Plan
	https://planning-lacity-org.zoom.us/j/99756940116	Applicant:	AEG Desmond, LLC
	Meeting ID: 997 5694 0116	Representative:	Matt Dzurec, Armbruster Goldsmith & Delvac LLP
	Passcode: 624062	Staff Contact:	JoJo Pewsawang, City Planner 200 North Spring Street, Room 763 Los Angeles, CA, 90012 JoJo.Pewsawang@lacity.org (213) 978-1214
	Participants may also dial by phone: (213) 338-8477 or (669) 900-9128 When prompted, enter the Meeting ID of: 997 5694 0116#		

PROPOSED PROJECT:

The proposed project is the construction, use, and maintenance of a 13-story, 160-room hotel, with a maximum height of 178 feet and a total floor area of approximately 109,497 square feet. At the ground floor, the hotel would include hotel lobby/reception space and a restaurant and bar ancillary to the hotel use, which would be approximately 3,063 square feet. The ground floor restaurant would provide seating for 143 patrons indoors and 18 patrons within an outdoor patio. The project's second floor would include five meeting/assembly rooms. The hotel rooms would be located on floors 3-12. The 13th floor (roof deck) would contain a gym, pool, bar open to hotel guest only (approximately 3,798 square feet), and meeting room. The project would include approximately 75 parking spaces, which would be provided in two subterranean levels. Access to the parking garage would be from the alley off 11th Street between Hope Street and Grand Avenue. The project's proposed hours of operation is 24 hours, daily.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an Exemption from CEQA pursuant to CEQA Guidelines Section 15332, Article 19 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

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2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,1, a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a hotel with ancillary restaurant, bar, and meeting facilities.
3. Pursuant to LAMC Section 14.5.7, a Floor Area Deviation to allow a Transfer of Floor Area of less than 50,000 square feet to permit an increase of 26,897 square feet of floor area for a total floor area of 109,497 and a Floor Area Ratio of 7.96 to 1 in lieu of the maximum permitted 6:1 FAR.
4. Pursuant to LAMC Section 11.5.14-D,7 and Section 512.6 and 520 of the City Center Redevelopment Plan, a Redevelopment Plan Project Adjustment to permit a Transfer of Floor Area of less than 50,000 square feet.
5. Pursuant to LAMC Section 11.5.14-D,5, a determination of compliance with the City Center Redevelopment Plan and to permit commercial uses within residential areas per Section 503.4.
6. Pursuant to LAMC Section 16.05, Site Plan Review for a development that adds 50 or more guest rooms;
7. Pursuant to LAMC Section 12.37-1,2, a Waiver of Dedication and Improvements along 11th Street to maintain existing improvements.

GENERAL INFORMATION

FILE REVIEW - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before the hearing.**

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, or at 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 materials may be submitted prior to or during the hearing via email or by U.S. mail to the staff identified on the front of this notice. The case number must be written on all communications, plans and exhibits.

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. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

NOTIFICATION REQUIREMENT

TO OWNERS:	AND OCCUPANTS:	AND INTERESTED PARTIES
Within a 500-foot Radius	Within a 500-foot Radius	<input checked="" type="checkbox"/>

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