



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 and/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: 121, 145, 147 S. Spring Street; 100, 102, 106, 108, 110, 118, 120, 124, 126, 128, 130, 140, 142 S. Broadway; 202, 212, 214, 220, 224, 228, 230, 234 W. 1st Street; 205, 211, 221 W. 2nd Street

Case Nos.	VTT-74761 CPC-2016-4675-TDR-VCU-MCUP	Council District:	14 - Huizar
CEQA No.	ENV-2016-4676-EIR	Related Case(s):	None
Held By:	Hearing Officer and Deputy Advisory Agency	Plan Area:	Central City
Date:	October 16, 2019	Zone:	C2-4D-SN
Time:	10:30 a.m.	Plan Overlay:	None
Place:	Los Angeles City Hall, Room 1020 200 N. Spring St. Los Angeles, CA 90012 (Please use the 201 N. Main Street entrance)	Land Use:	Regional Center Commercial
Staff Contact:	William Lamborn, City Planner 221 North Figueroa Street, Suite 1350 Los Angeles, CA 90012 William.lamborn@lacity.org (213) 847-3637	Applicant:	Rossano De Cottis, ONNI Times Square LP
		Representative:	Dale Goldsmith, Armbruster, Goldsmith and Delvac, LLP

PROPOSED PROJECT:

The Times Mirror Square Project would construct a new mixed-use development and rehabilitate the Times, Plant, and Mirror Buildings on the approximately 3.6-acre city block bounded by W. 1st Street, S. Spring Street, W. 2nd Street, and S. Broadway Street. The existing Executive Building at the corner of W. 1st Street and S. Broadway and parking garage at the corner of W. 2nd Street and S. Broadway would be demolished to allow for the development of the Project's new mixed-use component. New development, consisting of the 37-story "North Tower" and 53-story "South Tower" would contain a maximum of 1,127 residential units and up to 34,572 square feet of commercial floor area, and would be constructed above a five-story parking podium. The space below the podium would contain an additional nine (9) levels of subterranean parking. The combined commercial and residential floor area would total up to 1,135,803 square feet. The existing Times, Plant, and Mirror Buildings have a combined floor area of 376,105 square feet. In total, including new construction and existing buildings to remain, the Project proposes up to 1,511,908 square feet of floor area, resulting in a maximum floor area ratio (FAR) of 9.42:1.

REQUESTED ACTION(S):

The Deputy Advisory Agency will consider:

ENV-2016-4676-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, ENV-2016-4676-EIR (SCH No. 2017061083) dated March 2019, and the Final EIR, dated September 2019 (Times Mirror Square Project EIR), as well as the whole of the administrative record;

VTT-74761

2. Pursuant to LAMC Section 17.15, **Vesting Tentative Tract** for the merger and resubdivision of the project site into nine lots for condominium purposes; and
3. A **Haul Route** approval for a maximum 364,000 cubic yards of export.

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

ENV-2016-4676-EIR

1. The information contained in the **Environmental Impact Report** prepared for this Project, which includes the Draft EIR, ENV-2016-4676-EIR (SCH No. 2017061083) dated March 2019, and the Final EIR, dated September 2019 (Times Mirror Square Project EIR), as well as the whole of the administrative record;

CPC-2016-4675-TDR-VCU-MCUP

2. Pursuant to LAMC Section 14.5.6 A, a **Transfer of Floor Area Rights** (TFAR) greater than 50,000 square feet of floor area for the transfer of 548,440 square feet of floor area from the Los Angeles Convention Center (Donor Site) to the Project Site (Receiver Site);
3. Pursuant to LAMC Sections 12.24 W.19 and 12.24 T, a **Vesting Conditional Use** to permit floor area averaging within a unified development; and
4. Pursuant to LAMC Section 12.24 W.1, a **Master Conditional Use** to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption at up to three establishments, and on-site consumption at up to 16 establishments.

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 Fifth Street, Los Angeles, CA 90071
- Chinatown Branch Library, 639 North Hill Street, Los Angeles, CA 90012
- Little Tokyo Branch Library, 203 South Los Angeles Street, Los Angeles, CA 90012
- Echo Park Branch Library, 1410 West Temple Street, Los Angeles, CA 90026

DIVISION OF LAND (DOL) – Please note that the staff report will be available on-line prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". Staff Reports are hyperlinked to the case numbers on the hearing agenda.

EIR CERTIFICATION: 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 the 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 52-day public review period from March 28, 2019 to May 20, 2019. The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to input received on the Draft EIR. Unlike the 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 Deputy Advisory Agency and the City Planning Commission as part of the staff report for the Project. The EIR will be submitted to the Deputy Advisory Agency and City Planning Commission 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, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. 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 not limited as to volume may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must 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.

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 azenized 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 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.