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February 23, 2024

CPC-2017-505-TDR-ZV-SPPA-DD-SPR-1A  
VTT-74876-CN-2A  
Council District 14

## **NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S), AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, March 19, 2024** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following:

### Council file No. 23-1150

Draft Environmental Impact Report (EIR) No. ENV-2017-506-EIR, (State Clearinghouse (SCH) No. 2019050010), and the Final EIR dated January 2023 (8th, Grand and Hope Project EIR), Statement of Overriding Considerations, Mitigation Monitoring Program, and Environmental findings, report from the Los Angeles City Planning Commission (LACPC) recommending that the City Council approve, pursuant Section 14.5.6 A of the Los Angeles Municipal Code (LAMC), a Transfer of Floor Area Rights (TFAR) greater than 50,000 square feet of floor area, for the transfer of up to 346,853 square feet of floor area from the Los Angeles Convention Center (Donor Site), located at 1201 South Figueroa Street, to the Project Site (Receiver Site), thereby permitting a maximum 9.25:1 Floor Area Ratio (FAR) in lieu of the otherwise permitted 6:1 FAR; and Appeals filed by 1) Coalition for Responsible Equitable Economic Development (CREED LA) (Representative: Adams, Broadwell, Joseph & Cardozo, Aidan P. Marshall; and 2) Richard Becher, Digital Realty from the determination of the LACPC in: 1) dismissing as not necessary, pursuant to LAMC Section 12.27, a Zone Variance to allow 60 percent of the required residential parking spaces as compact spaces, and to allow the parking of compact spaces in a tandem configuration; 2) approving, pursuant to LAMC Section 12.27, a Zone Variance to allow relief from providing an additional 10-inch clear space to the parking stall widths when adjoined on their longer dimension by an obstruction; 3) approving, pursuant to LAMC Section 12.27, a Zone Variance to allow relief to allow reduced drive aisle widths of 24 feet in lieu of the required drive aisle width; 4) approving, pursuant LAMC Section 11.5. 7 E, a Specific Plan Project Permit Adjustment for a Director's Determination for an Alternative Design to allow a deviation from the Ground Floor Treatment regulations in Section 4 of the Downtown Design Guide; 5) approving, pursuant LAMC Section 11.5. 7 E, a Specific Plan Project Permit Adjustment to allow a deviation from Section 5 of the Downtown Design Guide to allow building and balcony projections up to nine feet and 25 feet into the sidewalk easements along Hope Street and Grand Avenue respectively, and allow projections to begin at an elevation of 25 feet above grade along Hope Street and Grand Avenue; 6) approving, pursuant to LAMC Section 12.21 G.3, a Director's Decision to allow 79 trees to be planted on-site in lieu of the otherwise required 145 trees, and to allow an in-lieu fee to be paid for the remaining 66 required on-site trees; and 7) approving, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates an increase of more than 50 dwelling units, for the construction of a 50-story, mixed-use development comprised of 580 residential dwelling units and up to 7,499 square feet of ground floor commercial uses on a 34,679

square-foot site, located at 754 South Hope Street and 609 - 625 West 8th Street, subject to Conditions of Approval.

Applicant: Stuart Morkun, MFA 8th Grand and Hope LLC  
Representative: Edgar Khalatian, Mayer Brown, LLP  
Case No. CPC-2017-505-TDR-ZV-SPPA-DD-SPR-1A  
Environmental No. ENV-2017-506-EIR; SCH No. 2019050010  
Related Case Nos. VTT-74876-CN-2A; ZA-2021-7053-ZAI-1A

#### CF 23-1151

Draft Environmental Impact Report (EIR) No. ENV-2017-506-EIR, (State Clearinghouse (SCH) No. 2019050010), and the Final EIR dated January 2023 (8th, Grand and Hope Project EIR), Statement of Overriding Considerations, Mitigation Monitoring Program, and Environmental findings, and report from the Los Angeles City Planning Commission (LACPC); relative to Vesting Tentative Tract (VTT) appeals filed by 1) Coalition for Responsible Equitable Economic Development (CREED LA) (Representative: Adams, Broadwell, Joseph & Cardozo, Aidan P. Marshall; 2) Richard Becher, Digital Realty; and 3) Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Lozeau Drury LLP, Marjan Abudo) from the determination of the LACPC in denying the appeal in part and granting the appeal in part, and sustaining the decision of the Advisory Agency dated May 26, 2023; and approving, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. 74876-CN; for the merger and re-subdivision of three lots into one ground lot and nine airspace lots for residential and commercial condominium purposes, and above and below grade parking, as shown on map stamp-dated February 14, 2022, and a haul route for the export of approximately 89,750 cubic yards of soil, for the properties located at 754 South Hope Street and 609 - 625 West 8th Street, subject to Modified Conditions of Approval.

Applicant: Stuart Morkun, MFA 8th Grand and Hope LLC  
Representative: Edgar Khalatian, Mayer Brown, LLP  
Case No. VTT-74876-CN-2A  
Environmental No. ENV-2017-506-EIR; SCH No. 2019050010  
Related Case Nos. CPC-2017-505-TDR-ZV-SPPA-DD-SPR-1A; ZA-2021-7053-ZAI-1A

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file Nos. **23-1150 and 23-1151** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

**For inquiries about the project, contact City Planning staff:**

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Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.