

## ADVICE TO PUBLIC

If you wish to provide written comments to the Commission, please abide by the following policy:

### REQUIREMENTS FOR SUBMISSION OF MATERIALS

**Initial Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on this announcement.

**Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than 48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting). Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on this announcement.

**Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on this announcement.

**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. The Commission Rules and Operating Procedures are available online at [planning.lacity.org](http://planning.lacity.org) by selecting "Commissions, Boards & Hearings" and selecting the specific Commission.

09/03/2020 09:00

09/03/2020 09:00

Los Angeles Department of City Planning  
200 North Spring Street, Room 272  
Los Angeles, CA 90012



Scott Morgan  
State Clearinghouse  
Office of Planning & Research  
1400 10th St.  
Sacramento, CA 95814



ZIP 90012  
041111247898

neopost  
09/03/2020  
US POSTAGE

FIRST-CLASS MAIL  
\$00.50

## PUBLIC MEETING



## ANNOUNCEMENT

This courtesy notice is sent to you because you attended an initial hearing or you have requested to be notified on this matter. All interested persons are invited to attend the meeting where you may listen, ask questions, and/or present testimony regarding the requested actions and or the project. The environmental document will be among the matters considered at the meeting.

Governor's Office of Planning & Research

SEP 08 2020

### STATE CLEARINGHOUSE

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

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
COMMISSION OFFICE  
(213) 978 - 1300



## MEETING INFORMATION

### MEETING HELD BY:

City Planning Commission

### DATE:

09/24/2020

### TIME:

After 8:30 a.m.

### PLACE:

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting [cpc@lacity.org](mailto:cpc@lacity.org)

### PUBLIC HEARINGS PREVIOUSLY HELD:

Hearing Officer and Deputy Advisory Agency

Hearing held August 19, 2019

The recommendation reports with exhibits will be available on-line no later than seven (7) days prior to the Commission Meeting and will be accessible on-line at [planning.lacity.org](http://planning.lacity.org) by selecting "About", then "Commissions, Boards & Hearings". Reports are hyperlinked to the case numbers included in the agendas.

### STAFF CONTACT:

[alan.como@lacity.org](mailto:alan.como@lacity.org)

213-847-3633

[cpc@lacity.org](mailto:cpc@lacity.org)

## PROJECT INFORMATION

### PROJECT LOCATION:

1756, 1760 North Argyle Avenue; 6210-6224 West Yucca Street; and 1765, 1771, 1777, and 1779 North Vista Del Mar Avenue

### CASE NO.

CPC-2014-4705; VTT-73718-1A

### CEQA NO.

ENV-2014-4706-EIR

### COUNCIL DISTRICT:

13 - O'Farrell

### ZONE:

C4-2D-SN, R4-2D, and [Q]R3-1XL

### PLAN AREA:

Hollywood

### LAND USE:

Regional Center Commercial

### PLAN OVERLAY:

Hollywood Redevelopment Plan,  
Hollywood Signage Supplemental Use District

### APPLICANT:

Riley Realty, L.P.

### REPRESENTATIVE:

Kyndra Casper, DLA Piper, LLP.

## PROJECT DESCRIPTION

The construction and operation of a mixed-use development, with up to 316,948 square feet of floor area, within a new 30-story tower (Building 1) and two existing one- and two-story single-family buildings (1765 and 1771 Vista Del Mar Avenue) on an approximately 1.16-acre (net area) site. Building 1 would include up to 269 multi-family residential units (17 of which would be set aside for Very Low Income households) and approximately 7,760 square feet of commercial/restaurant uses. Five levels of subterranean and above-ground automobile parking would be located within the podium structure of Building 1 and surface parking would be provided for the two single-family residences. Four existing residential buildings containing 40 residential units would be removed from the Project Site. The Project is an Environmental Leadership Development Project (ELDP).

The Commission will also consider appeals of the entire decision of the Deputy Advisory Agency by the Aids Healthcare Foundation, Los Angeles Tenants Union, and J.H. McQuiston for related Vesting Tentative Tract Map (Case No. 73718-1A) for the merger and resubdivision of four lots into one master ground lot for condominium purposes and five airspace lots, and a Haul Route for the export of 23,833 cubic yards of soil.