



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

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 at the hearing is optional.**

Notice of Availability:

The Final EIR for the project will be released on August 7, 2020 and includes responses to comments received during the public review period and includes text revisions to the Draft EIR in response to input received. 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 included in the case file for the record and will be provided to the decision-maker for consideration. The EIR will be considered by the decision-maker for certification and action on the Project.

Project Site: 1756, 1760 North Argyle Avenue; 6210-6224 West Yucca Street; and 1765, 1771, 1777, and 1779 North Vista Del Mar Avenue, Los Angeles, CA, 90028

Case Nos.: VTT-73718
CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR

CEQA No.: ENV-2014-4706-EIR (SCH No. 2015111073)

Hearing Held By: Advisory Agency and
Hearing Officer on behalf of City Planning Commission

Date: August 19, 2020
Time: 9:30 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 Hearing Officer Hearing on behalf of the City Planning Commission will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

Instructions:
Public participants should dial by phone:
+1 213 338 8477
When prompted, enter the Meeting of:
950 6005 8841, #
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 alan.como@lacity.org. Please note that the virtual meeting instructions will be provided on the meeting agenda.

Council No: 13 – O'Farrell

Related Case(s): none

Plan Area: Hollywood

Zone: *Existing:* C4-2D-SN, R4-2D, and [Q]R3-1XL
Proposed: (T)(Q)C2-2D-SN; (T)(Q)C2-2D; and (T)(Q)R3-2D

Plan Overlay: Hollywood Redevelopment Plan, Hollywood Signage Supplemental Use District

Land Use: Regional Center Commercial

Applicant: Riley Realty, L.P.

Representative: Kyndra Casper, DLA Piper, LLP.

Staff Contact: Alan Como, AICP, City Planner
221 N. Figueroa Street,
Room 1350
Los Angeles, CA 90012
alan.como@lacity.org
(213) 847-3633

PROPOSED PROJECT:

Project:

The construction and operation of a mixed-use development, with up to 316,948 square feet of floor area, within a new 20-story tower (Building 1) and a new three-story building (Building 2), on an approximately 1.16-acre (net area) site. Building 1 would include up to 197 multi-family residential units, 136 hotel guest rooms, and approximately 12,570 square feet of commercial/restaurant uses. Building 2 would include up to 13 residential units. Six levels of subterranean and above-ground automobile parking would be located within the podium structure of Building 1 and the two-level parking structure within Building 2. Six existing residential buildings containing 44 residential units would be removed from the Project Site. The Project is an Environmental Leadership Development Project (ELDP).

Modified Alternative 2:

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. The residence at 1771 Vista Del Mar Avenue would remain as a single-family use and the residence at 1765 Vista Del Mar Avenue, which currently contains three residential units, will be converted back to a single-family use. 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).

REQUESTED ACTION(S) FOR THE PROJECT:

The Advisory Agency will consider:

ENV-2014-4706-EIR

1. The decision-maker shall consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, ENV-2014-4706-EIR (SCH No. 2015111073), dated April 2020, and the Final EIR, dated August 2020, as well as the whole of the administrative record; and

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2. Pursuant to Section 17.15 of the Municipal Code, a **Vesting Tentative Tract Map** for the merger and resubdivision of seven lots into one master ground lot and 27 airspace lots for a mixed-use development on an approximately 1.16-acre (50,322 square foot) site and a Haul Route for the export of 41,994 cubic yards of soil, in conjunction with the Project.

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

ENV-2014-4706-EIR

1. The decision-maker shall consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, ENV-2014-4706-EIR (SCH No. 2015111073), dated April 2020, and the Final EIR, dated August 2020, as well as the whole of the administrative record; and

CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR

2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a **Zone Change and Height District Change** from C4-2D-SN to (T)(Q)C2-2D-SN, from R4-2D to (T)(Q)C2-2D, and from [Q]R3-1XL to (T)(Q)R3-2D;
3. Pursuant to Section 12.24 W.1 of the LAMC, a **Master Conditional Use Permit** to allow for the sale and dispensing of alcohol for on-site consumption at five establishments within the hotel and commercial uses of the project site;
4. Pursuant to Section 12.24 W.18 of the LAMC, a **Conditional Use Permit** to allow for live entertainment and dancing within the commercial uses of the project site;
5. Pursuant to Section 12.24 W.24 of the LAMC, a **Conditional Use Permit** to allow a hotel within 500 feet of an R Zone;

6. Pursuant to Section 12.24 U.14 and 12.24.F of the LAMC, a **Conditional Use Permit** for a Major Development Project for a building which contains more than 100,000 square feet on nonresidential floor area in a C Zone, and to allow a 10% increase in the allowable floor area ratio for the Project up to a 6.6:1 FAR;
7. Pursuant to Section 16.05 of the LAMC, a **Site Plan Review** for a development project which creates over 50,000 square feet of non-residential floor area and over 50 dwelling units;

REQUESTED ACTION(S) FOR MODIFIED ALTERNATIVE 2:

The Advisory Agency will consider:

ENV-2014-4706-EIR

1. The decision-maker shall consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, ENV-2014-4706-EIR (SCH No. 2015111073), dated April 2020, and the Final EIR, dated August 2020, as well as the whole of the administrative record; and

VTT-73718

2. Pursuant to Section 17.15 of the Municipal Code, a **Vesting Tentative Tract Map** for: the merger and resubdivision of four lots into one master ground lot for condominium purposes and five airspace lots for a mixed-use development, on an approximately .90-acre (39,375 square foot) site and a Haul Route for the export of 23,833 cubic yards of soil.

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

ENV-2014-4706-EIR

1. The decision-maker shall consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, ENV-2014-4706-EIR (SCH No. 2015111073), dated April 2020, and the Final EIR, dated August 2020, as well as the whole of the administrative record; and

CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR

2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a **Zone Change** and **Height District Change** from C4-2D-SN to (T)(Q)C2-2D-SN, from R4-2D to (T)(Q)C2-2D, and from [Q]R3-1XL to (T)(Q)R3-2D;
3. Pursuant to LAMC Section 12.22 A.25 (g), a **Density Bonus Compliance Review** for a Housing Development Project totaling: 271 dwelling units and reserving 8 percent (17 dwelling units) of its units as Very Low Income Restricted Affordable Units for a period of 55 years, with the following requested incentives:
 - a. An On-Menu Incentive to permit a ten percent increase in allowable floor area for 316,948 square feet of floor area, in lieu of the maximum 288,171 square feet otherwise permitted;
4. Pursuant to Section 12.24 W.1 of the LAMC, a **Master Conditional Use Permit** to allow for the sale and dispensing of alcohol for on-site consumption at three establishments within the commercial uses of the project site;
5. Pursuant to Section 12.24 W.18 of the LAMC, a **Conditional Use Permit** to allow for live entertainment and dancing within the commercial uses of the project site;
6. Pursuant to Section 16.05 of the LAMC, a **Site Plan Review** for a development project which creates over 50 dwelling units;

At the Hearing, the Advisory Agency may make a decision on the EIR and the proposed Vesting Tentative Tract Map, or may take the Tract Map request under advisement. After the hearing, the Hearing Officer will prepare a report, including a recommendation, on the proposed Zone and Height District Change, Density Bonus Compliance Review, Master Conditional Use Permit, Conditional Uses, and Site Plan Review request, which will be considered by the decision-maker, the City Planning Commission, at a tentative date of September 24, 2020.

GENERAL INFORMATION

FILE REVIEW – PER AB 900, AS DESCRIBED ABOVE THE WHOLE OF THE ADMINISTRATIVE RECORD IS AVAILABLE ONLINE AT [HTTPS://PLANNING.LACITY.ORG/DEVELOPMENT-SERVICES/EIR/6220-YUCCA-PROJECT-0](https://planning.lacity.org/development-services/eir/6220-yucca-project-0). In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, in person file review will require an appointment. The complete file is available for public inspection by appointment only. 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.**

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 two parts, 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 a 46-day public review period from April 23, 2020 to June 8, 2020. 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 decision-makers as part of the staff report for the project. The EIR will be submitted to the decision-makers for requested certification and action on the Project.

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 "About", "Commissions, Boards, & Hearings", and where the project is located under "Hearings". Staff Reports are hyperlinked to the case numbers on the hearing agenda.

AGENDAS AND REPORTS- Commission Agendas are accessible online at planning.lacity.org, by selecting "About", "Commissions, Boards, & Hearings", the specific Area or City Planning Commission and "Agenda". Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda.

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 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 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 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 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.