

# Notice of Public Hearing

## & Availability of Final Environmental Impact Report

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր



311

Traducción

번역 • 翻译

Pagsasalin

Թարգմանություն



**Wednesday, August 17, 2022**

9:00 a.m.

The meeting's agenda will be provided no later than 72 hours before the meeting at [planning4la.org/hearings](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

*Due to COVID-19 and continued concerns that meeting in person would present imminent risks to the health and safety of the attendees, this meeting will be conducted via telephone and/or video conference. It is further noted that the Office of Zoning Administration hearings are not subject to the Brown Act and thus, not subject to provisions of AB 361.*

### Options to Participate:

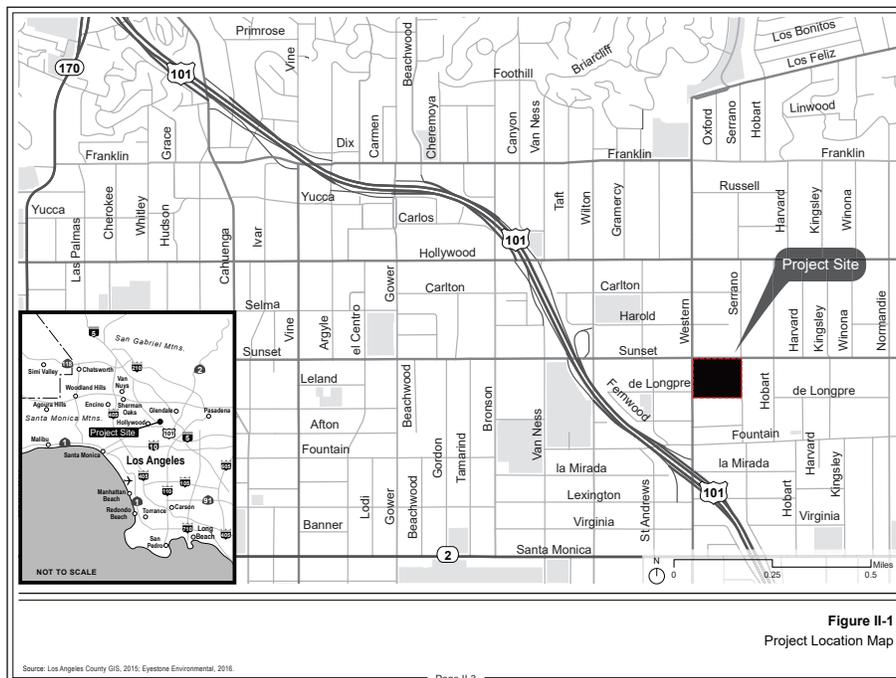
By phone: (213) 338-8477 or (669) 900-9128

When prompted, enter the Meeting ID: 893 5950 9069#

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/89359509069>

Enter Meeting ID: 893 5950 9069 and Passcode: 894329

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press \*9 (Phone) to "raise your hand" virtually following staff calling the item.



## Project Address

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

5420-5450 West Sunset Boulevard, 1418-1440 North Western Avenue,  
1441 North Serrano Avenue, Los Angeles, CA, 90027

## Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The Project would involve a new mixed-use development consisting of 735 multi-family residential units and up to 95,000 square feet of commercial uses on a 6.75-acre site.

## Proposed Project CONTINUED

Proyecto Propuesto • 프로젝트 제안 • 擬議項目 • Iminungkahing Proyekto • Առաջարկվող ծրագիր

The proposed uses would be provided within four buildings up to six stories in height, with one at-grade and two below-grade parking levels, for a maximum building height of 75 feet. The Project would demolish 100,796 square feet of existing floor area and construct a maximum of 882,246 square feet of new floor area, with a Floor Area Ratio (FAR) of 3:1.

## Actions Requested by the Applicant

Acciones Solicitadas por el Solicitante • 신청인이요청한 실행사항 • 申請人所要求的事項

Mga Pagkilos na Hiniling ng Aplikante • Դիմումատուի կողմից պահանջվող գործողություններ

The Zoning Administrator will consider:

### **ENV-2017-1084-EIR**

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the Zoning Administrator shall consider the information contained in the Environmental Impact Report (EIR) prepared for this project, which includes the Draft EIR, No. ENV-2017-1084-EIR (SCH No. 2017061075) dated August 2021, and the Final EIR, dated July 2022 (5420 Sunset Project EIR) as well as the whole of the administrative record; and

### **ZA-2017-1083-MCUP-SPP-SPR**

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, a **Main Conditional Use Permit** to allow for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption for six establishments, and off-site consumption for one grocery store;
3. Pursuant to LAMC Section 11.5.7 C a **Project Permit Compliance Review** for a new mixed-use building, containing 735 multi-family residential units and up to 95,000 square feet of commercial uses, with a maximum building height of 75 feet, within Subarea C of the Vermont/Western Transit Oriented Development Specific Plan (SNAP);
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in a net increase of 50 or more dwelling units.



SUNSET BLVD. & WESTERN AVE. LOOKING SOUTHEAST

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## Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

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## Notice of Availability of Final EIR

Aviso de Disponibilidad • 가용성 통지 • 文件可被瀏覽通告!

Abiso ng Pagkakaroon • Առկայության մասին ծանուցագիր

An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. The EIR 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 45-day public review period from August 19, 2021, to October 4, 2021.

The Final EIR will be released on July 22, 2022, and includes a response to comments and text revisions to the Draft EIR based on 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 provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

## Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

### Case Number(s):

ZA-2017-1083-MCUP-SPP-SPR

### Related Case Number:

None

### Zone:

C2-1

### Land Use Designation:

Highway Oriented Commercial

### Council District:

13 - O'Farrell

### Applicant:

5420 Sunset Boulevard LP, LLC

### Representative:

Mark Armbruster,  
Armbruster Goldsmith & Delvac

### Overlays:

Vermont/Western TOD Specific Plan (SNAP),  
Hollywood Redevelopment Plan

### Environmental Case Number(s):

ENV-2017-1084-EIR (SCH No. 2017061075)

### Community Plan Area:

Hollywood Community Plan

### Assigned Staff Contact Information:

Polonia Majas, City Planning Associate  
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(213) 847-3625  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012

**General Information** - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

### File Review –

As a result of the Mayor's Safer at Home Order issued March 19, 2020, some of the previous means to access materials are no longer available to all residents or interested parties. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access. Please contact the Staff Planner listed above to coordinate receipt of materials or to schedule an appointment to view the case files. The case files are available for public review, by appointment only, at City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012.

Copies of the Draft EIR and Final EIR are also available online at the Department of City Planning's website at: <https://planning.lacity.org/development-services/eir>

**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.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation 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.