

2017081012



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

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

☒ Interested Parties/Others

And:

Corrected Notice

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action 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 Commission 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: 6400 Sunset Boulevard, 1440-1460 North Cahuenga Boulevard, 6400-6416 West Sunset Boulevard, 1419 North Ivar Avenue, 1441-1453 North Ivar Avenue, 1418 North Cahuenga Boulevard, Los Angeles, 90028. APN- 5546-014-058; APN-5546-014-058; APN- 5546-014-058; APN- 5546-014-029. Los Angeles, 90028. APN- 5546-014-058; APN-5546-014-058; APN- 5546-014-058; APN- 5546-014-029.

Case No.: CPC-2016-3630-ZC-HD-DB-MCUP-SPP-SPR-WDI

CEQA No.: ENV-2016-3631-SCPE

Hearing Held By: Los Angeles City Planning Commission

Date: March 14, 2019

Time After 8:30 AM

Place: Los Angeles City Hall
200 N. Spring St. Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)

Staff Contact: Jason McCrea, Planning Assistant
221 North Figueroa St., Suite 1350
Los Angeles, CA 90012
jason.mccrea@lacity.org
(213) 847-3672

Council No: 13 –O’Farrell

Related Cases: VTT-74496-CN-1A

Plan Area: Hollywood

Zone C4-2D-SN; C4-2D

Proposed Zone (T)(Q)C4-2D-SN; (T)(Q)C4-2D

Plan Overlay: Hollywood Signage
Supplemental Use District

Land Use: Regional Center Commercial

Applicant: 6400 Sunset, LLC

Representative: Mayer Brown LLP (Edgar Khalatian)

Appellant: Coalition to Preserve LA

Representative: Catten-Brown & Carstens (Doug Carstens)

PROPOSED PROJECT:

The Project Site consists of a northern lot and a southern lot. The northern lot is currently developed with a two-story, 47 foot tall commercial structure containing 43,077 square feet of floor area, and a single-level subterranean parking garage, on a 0.73-acre lot. The southern lot of the project site is currently comprised of a 0.16-acre lot with 6,912 square feet of surface parking lot (21 spaces), located 150 feet south of the northern lot and will remain. To accommodate the new uses, the existing commercial structure on the northern lot would be demolished, with the surface parking lot on the southern lot retained. The Project proposes a mixed-use development containing 200 residential units, with 10 units reserved for Very Low-Income Households (5 percent) and 7,000 square-feet of ground floor commercial space within a 26-story building (maximum height of 285 feet) on the northern lot. The building would include 20 floors of residential, six levels of parking (four above-grade and two subterranean parking levels), and the 26th floor would include mechanical equipment. The ground floor would contain 7,000 square-feet of commercial space. The project would result in 231,836 square feet of new floor area and a maximum Floor Area Ratio of 6:1.

REQUESTED ACTIONS

The City Planning Commission will consider:

CPC-2016-3630-ZC-HD-DB-MCUP-SPP-SPR-WDI:

1. Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.32 F and 12.32 Q, a Zone Change and Height District Change to remove the "D" limitation on the site;
2. Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22-A,25, a Density Bonus Compliance Review, reserving 5 percent, or 10 units, for Very Low Income Households, and utilizing Parking Option 1, seeking the following incentives:
 - a. Pursuant to LAMC 12.22-A,25(G), a Waiver of Development Standard (Off-Menu) to permit floor-area averaging and residential density transfer across the project site;
 - b. Pursuant to LAMC 12.22A.25(G), a Waiver of Development Standard (Off-Menu) to permit compact parking spaces be utilized to meet 20% of the residential parking requirement;
3. Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24-W,1, a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site sales and service of alcoholic beverages at 4 establishments for the 7,000 square-foot ground floor commercial use;
4. Pursuant to Los Angeles Municipal Code ("LAMC") Section 11.5.7, a Project Permit Compliance review for signage in the Hollywood Signage Supplemental Use District;
5. Pursuant to Los Angeles Municipal Code ("LAMC") Section 16.05, Site Plan Review for a project that would result in an increase of 50 or more dwelling units; and

Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.37, Waiver of Dedication and or Improvement to waive a 2-foot sidewalk easement along Ivar Avenue to the east of the project site.

Appeals of the Deputy Advisory Agency's approval of Vesting Tentative Tract No. 74496-CN, including:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, Vesting Tentative Tract Map No. 74496-CN for the merger of existing lots on a 0.73 acre site into one ground lot for condominium purposes.

APPLICANT: 6400 Sunset, LLC

APPELLANTS: Coalition to Preserve LA; Catten-Brown & Carstens (Doug Carstens)

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

GENERAL INFORMATION

FILE REVIEW - The complete file is 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.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas are accessible online at planning.lacity.org, by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission 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 or at the meeting in accordance with the submittal requirements below. When required, hard copies 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.

- **Regular 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 the front of this page. In addition, an **original plus six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 272, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **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 the front of this notice.
- **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.
- **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 by selecting "Commissions & Hearings" and selecting the specific Commission.

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.

Governor's Office of Planning & Research

MAR 05 2013

STATE CLEARINGHOUSE