

Proposed Project CONTINUED

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

The Project also includes the construction of an 18-foot-tall, 3,550 square-foot building to house LADWP equipment and an underground generator in the C2-1XL Zone. Upon completion, the Project would result in a floor area ratio (FAR) of 6:1. The Project would provide vehicular parking spaces within three below-grade levels, at grade, and three above-grade levels. The Project would also provide short-term and long-term bicycle parking.

Four existing non-protected on-site trees and 12 existing non-protected street trees would be removed as part of the Project. The Project would provide a minimum of 30 trees. The Project would provide 61,449 square feet of private open space. Additionally, as proposed, the Project signage would comply with Hollywood Signage Supplemental Use District regulations.

The project also includes a Vesting Tentative Tract Map No. 83088 for the merger and resubdivision 1.7 acre (73,903 square-foot) site into two ground lots and 12 airspace lots, including merging portions of Wilcox Avenue (2,275 square feet); and a Haul Route for the export of up to 93,000 cubic yards of soil.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Advisory Agency will consider:

ENV-2020-1930-EIR

1. The Advisory Agency shall consider the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR No. ENV-2020-1930-EIR (SCH No. 2020120005), dated June 16, 2022, and the Final EIR, dated August 26, 2022 (Sunset Wilcox Project EIR), as well as the whole of the Administrative Record; and

VTT-83088

2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, Vesting Tentative Tract Map No. 83088 for the merger and resubdivision of a 1.7 acre (74,193 square-foot) site into two ground lots and 12 airspace lots, including merging portions of Wilcox Avenue (2,275 square feet); and a Haul Route for the export of up to 93,000 cubic yards of soil.

Actions Requested CONTINUED

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Hearing Officer will take public testimony on behalf of the City Planning Commission regarding:

ENV-2020-1930-EIR

1. The Decision Maker shall consider the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR No. ENV-2020-1930-EIR (SCH No. 2020120005), dated June 16, 2022, and the Final EIR, dated August 26, 2022 (Sunset Wilcox Project EIR), as well as the whole of the Administrative Record;

CPC-2020-1929-HD-MCUP-SPR-SPP

2. Pursuant to LAMC Section 12.32 F, a Height District Change from Height District Nos. 2D and 1XL to Height District No. 2;

3. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the sale or dispersing of a full-line of alcoholic beverages for on-site and off-site consumption for three restaurants;

4. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for Project signage in the Hollywood Signage Supplemental Use District; and

5. Pursuant to LAMC 16.05, a Site Plan Review for a development that results in an increase of 50,000 square feet or more of non-residential floor area.

Note: 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 on the proposed Height District Change, Main Conditional Use Permit, Project Permit Compliance Review, and Site Plan Review requests, which will be considered by the decision maker, the **City Planning Commission, on September 22, 2022, after 9:30 a.m..**



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.

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. The EIR is comprised of two parts, the Draft EIR and 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 June 16, 2022 to August 1, 2022. The Final EIR will be released on August 26, 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):

VTT-83088
CPC-2020-1929-HD-MCUP-SPR-SPP

Related Case Number(s):

Zone:

C4-2D-SN, C4-2D, C2-1XL

Land Use Designation:

Regional Center Commercial

Council District:

CD-13 O'Farrell

Applicant:

6450 Sunset Owner, LLC

Representative:

Edgar Khalatian, Mayer Brown, LLP

Environmental Case Number(s):

ENV-2020-1930-EIR

Overlay(s):

Hollywood Redevelopment Project Area
Hollywood Signage Supplemental Use District

Community Plan Area:

Hollywood

Assigned Staff Contact Information:

James Harris, City Planner
James.Harris@lacity.org
213-978-1241
221 N Figueroa Street
Rm 1350
Los Angeles, CA 90012

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review -

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

Electronic viewing is also available at the following libraries:

- 1) Los Angeles Central Library, 630 West 5th Street, Los Angeles, CA 90071;
- 2) Frances Howard Goldwyn - Hollywood Regional Library, 1623 Ivar Avenue, Los Angeles, CA 90028;
and
- 3) Will & Ariel Durant Branch Library, 7140 West Sunset Boulevard, Los Angeles, CA 90046.

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 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.