

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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
And: ☒ Others

You are being sent this notice because you own and/or reside at property near a site for which an application, as described below, has been filed with the Department of City Planning, you have indicated an interest in the project and/or have requested such notice be provided to you, or you may have expertise/experience regarding the project. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing By:	Hearing Officer	Case Nos.:	CPC-2014-3119-ZC-SN-CDO- MCUP-ZV-ZAI-SPR
Date:	Monday, March 16, 2015	CEQA No.:	ENV-2013-1351-EIR SCH No. 2013051086
Time:	1:00 PM	Incidental	
Place:	Los Angeles City Hall Public Works Board Room, 350 200 North Spring Street, 3 rd Flr Los Angeles, CA 90012	Cases:	None
Staff Contact:	Luciralia Ibarra	Project Name:	Academy Museum of motion Pictures, Arts, and Sciences
Phone No:	(213) 978-1378	Council No.:	4 - Honorable Tom LaBonge
		Plan Area:	Wilshire
		Specific Plan:	None
		Certified NC:	Mid City West Community Council
		GPLU:	Regional Center Commercial
		Zone:	[Q]C2-2-CDO
		Applicant:	Homewood Foundation
		Representative:	Armbruster Goldsmith Delvac, LLP

PROJECT LOCATION: 6001-6067 West Wilshire Boulevard, Los Angeles, CA 90036

PROJECT PROPOSED: The development of the Academy Museum of Motion Pictures, including the rehabilitation and adaptive reuse of the historic May Company Building (HCM No. 566), and the construction of a New Wing and Piazza. The Museum will include exhibition space, theaters, banquet and conference space, administrative offices, exhibit preparation, storage, and maintenance and receiving areas, as well as a Museum store and café. The New Wing consists of a 1,000 seat theater and a 10,000 square-foot enclosed event deck. The project will include approximately 208,000 square feet of floor area. An outdoor Piazza will replace the existing service driveway and gravel area north of the May Company Building. The project is also proposing a Sign District.

REQUESTED ACTION:

The City Planning Commission Hearing Officer will consider:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the certification of the **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2013-1351-EIR, SCH No. 2013051086, for the following actions:
2. Pursuant to Section 12.32 of the LAMC, a **Zone Change** to remove the existing [Q] conditions related to prior entitlements on the project site;
3. Pursuant to Section 13.11.B of the LAMC, establishment of a **Sign District**;
4. Pursuant to Section 13.08-E, **Design Overlay Approval** for compliance with the Miracle Mile CDO;
5. Pursuant to 12.24-W,1, a **Master Conditional Use Permit** to allow on-site sale and consumption of alcoholic beverages;
6. Pursuant to Section 12.27 of the LAMC, **Zone Variances** to permit:
 - a. Outdoor dining on the rooftop terrace for special events not otherwise permitted under LAMC Section 12.14-A;
 - b. Code required short-term bicycle parking greater than 50 feet from a main pedestrian entrance and to permit the code-required long-term parking within or adjacent to the LACMA campus not otherwise specified in LAMC Section 12.21-A,16;
7. Pursuant to Section 12.21-A,2 of the LAMC, **Zoning Administrator's Interpretations**:
 - a. To specify that the provisions of LAMC Section 12.24-Y also applies to institutional (museum) and auditorium (theater) uses;
 - b. To confirm that museum and related uses (for-profit and not-for-profit) are permitted in the C2 Zone, consistent with the City Use List (ZA 2003-4842(ZAI));
8. Pursuant to Section 12.24-Y of the LAMC, **Special Permission for a Reduction of Off-Street Parking Spaces** to allow for a 10 percent reduction in the required number of parking spaces for institutional uses located within 1,500 feet from the planned Metro Purple Line portal at Wilshire and Fairfax;
9. Pursuant to Section 16.05 of the LAMC, **Site Plan Review** for a project which creates or results in an increase of 50,000 gross square feet of nonresidential floor area.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

EIR CERTIFICATION: An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. An 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 48-day public review period from August 28, 2014 to October 14, 2014. The Final EIR, with a release date of February 20, 2014, 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 Planning Commission as part of the staff report for the project. The EIR will be submitted to the Planning Commission and City Council for requested certification and action on the Project.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to (Luciralia Ibarra at the Los Angeles Department of City Planning, Major Projects, City Hall, Room 750, 200 N. Spring Street, Los Angeles, CA 90012).

REVIEW OF FILE: If you wish to review a copy of the Case File and the Environmental Impact Report (EIR) or the documents referenced in the EIR, you may do so by appointment during our office hours of 8am to 4pm, in Room 750, City Hall, 200 N. Spring Street, Los Angeles CA 90012. Electronic copies of the Final EIR (FEIR) are also available at the following library branches:

1. Los Angeles Central Library, 630 W. 5th Street, Los Angeles, CA 90071
2. Fairfax Branch Library, 161 S. Gardner Street, Los Angeles, CA 90036
3. France Howard Goldwyn Hollywood Regional Library, 1623 N. Ivar Avenue, Los Angeles, CA 90028

The EIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org> (click on "Environmental" and then "Final Environmental Impact Reports")]. The FEIRs can be purchased on CD-ROM for \$7.50 per copy. Contact Darlene Navarrete at (213) 978-1332 to purchase one.

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 auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*