

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:	Advisory Agency/Hearing Officer	Case Nos.:	VTT-72370-CN CPC-2013-2551-CUB-DB-SPR
Date:	Tuesday, May 24, 2016	CEQA No.:	ENV-2013-2552-EIR SCH No. 2013091044
Time:	9:00 AM	Incidental Cases:	None
Place:	Los Angeles City Hall 200 North Spring Street 3 rd Floor, Room 350 Los Angeles, CA 90012	Project Name:	8150 Sunset Boulevard Mixed-Use Project
Staff Contact:	William Lamborn	Council No.:	4, Honorable – David Ryu
Phone No.:	(213) 978-1470	Plan Area:	Hollywood
E-Mail:	William.lamborn@lacity.org	Specific Plan:	None
		Certified NC:	Hollywood Hills West
		GPLU:	Neighborhood Office Commercial
		Zone:	C4-1D
		Applicant:	AG SCH 8150 Sunset Owner, LP
		Representative:	Michael Nytzen, Paul Hastings LLP

PROJECT LOCATION: 8148-8182 West Sunset Boulevard; 1438-1486 North Havenhurst Drive; 1435-1443 North Crescent Heights Boulevard.

PROJECT PROPOSED: The proposed project is a mixed-use development of an approximately 2.56-acre (111,339 square foot) site. The project site is currently occupied by two commercial buildings and associated parking, all of which would be removed to allow for the proposed project. The project would include approximately 111,339 square feet of commercial retail and restaurant uses, and 249 residential apartment units, including 28 units set aside for Very Low Income Households, representing 222,564 gross square feet of residential space. The total development would include up to 333,903 square feet of commercial and residential space with a maximum floor area ratio of 3:1. The project would consist of two buildings over a single podium structure with various elements ranging in height from two stories to 16 stories. The North Building would include two levels with a rooftop terrace containing exclusively commercial uses. The South Building would contain commercial uses on the first two levels, residential uses on levels three through 15, and a rooftop restaurant/lounge on the top level. The overall building height is approximately 216 feet as measured from the lowest point of the project site. Parking for all proposed uses would be provided on-site via a seven-

level (of which three levels are subterranean or semi-subterranean) parking structure housed within the podium structure.

REQUESTED ACTION:

The Deputy Advisory Agency will consider:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, certification of the **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2013-2552-EIR, SCH No. 2013091044;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.03, **Vesting Tentative Tract Map No. VTT-72370** to permit the merger and re-subdivision of a 111,339 square-foot site into one Master Lot and 10 airspace lots, and for a mixed-use development consisting of 249 residential apartment units, including 28 affordable units, and 111,339 square feet of commercial retail and restaurant uses. The project request includes Haul Route approval for the export of approximately 58,500 cubic yards of material.

The City Planning Commission Hearing Officer will consider:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the adequacy of the **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2013-2552-EIR, SCH No. 2013091044, for the following actions:
2. Pursuant to LAMC Section 12.24-W,1, a **Conditional Use** for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with four restaurant/dining uses, and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a grocery store;
3. Pursuant to LAMC Section 12.22-A,25(c), a 22% density bonus to provide 45 additional units, in lieu of the 35% density bonus, where 11% (28 units) of the total units will be set aside for Very Low Income Households, and the utilization of **Parking Option 1** to allow one on-site parking space for each Residential Unit of zero to one bedrooms, two on-site parking spaces for each Residential Unit of two to three bedrooms, and two-and-one-half on-site parking spaces for each Residential Unit of four or more bedrooms. The applicant is requesting two **Off-Menu Affordable Housing Incentives** as follows:
 - a. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow the lot area including any land to be set aside for street purposes to be included in calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05; and
 - b. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow a 3:1 Floor Area Ratio for a Housing Development Project located within 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC Section 12.22-A,25(f)(4)(ii);
4. Pursuant to Section 16.05 of the LAMC, **Site Plan Review** for a project which creates or results in an increase of 50 or more dwelling units and 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 Deputy Advisory Agency and the Hearing Officer 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. The Advisory Agency may act on the Vesting Tract Map during the meeting, or may take the tract map under advisement and render a decision at a time thereafter. Following the hearing, the Hearing Officer will prepare a report, including the recommendation of the Department of City Planning, which will be considered by the City Planning Commission at a later date.

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 case will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles Department of City Planning, Major Projects, 200 N. Spring Street, Room 750, Los Angeles, CA 90012 (attn.: William Lamborn); or William.lamborn@lacity.org.

REVIEW OF FILE: VTT-72370 and CPC-2013-2551-CUB-DB-SPR, including the application and environmental assessment, are available for public inspection at this location between the hours 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call William Lamborn at (213) 978-1470 (william.lamborn@lacity.org) several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

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.*