



NOTICE OF PUBLIC HEARING

AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

- 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:**

This notice is sent to you because you own property or are an occupant residing near a site for which an application 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 environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker 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: 5929-5945 West Sunset Boulevard and 1512-1540 North Gordon Street

Case Nos.: VTT-74172
CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR

CEQA No.: ENV-2015-1923-EIR
(SCH No. 2006111135)

Hearing Held By: Deputy Advisory Agency
Hearing Officer for the City Planning Commission

Date: June 20, 2018

Time: 9:30 a.m.

Place: Los Angeles City Hall
200 N. Spring St, Room 1020
Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)

Staff Contacts: Mindy Nguyen
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Council No: 13 – Mitch O’Farrell

Related Case(s): VTT-68501
CPC-2007-515-GPA-ZC-HD-CU-CUB-ZV-ZAA-SPR-SPE-SPP

Plan Area: Hollywood

Existing Zone: (T)(Q)C2-2D and (T)(Q)R4-1VL

Proposed Zone: C2-2D

Plan Overlay: Hollywood Signage Supplemental Use District (SUD)

Existing Land Use: Regional Center Commercial and High Medium Residential

Proposed Land Use: Regional Center Commercial

Applicant: 5929 Sunset (Hollywood), LLC
Shaul Kuba

Representative: Craig Lawson & Co., LLC
Katherine Casey

ORIGINAL PROJECT:

On October 18, 2007, the Community Redevelopment Agency of the City of Los Angeles certified the Environmental Impact Report ("Certified EIR") and adopted findings and a statement of overriding considerations for the Sunset and Gordon Mixed-Use Project ("CRA Approved Project"). The Certified EIR analyzed the demolition of existing uses on the project site and the development of an approximately 324,432 square-foot mixed-use project including: 311 multi-family residences; approximately 53,500 square feet of commercial space consisting of 40,000 square feet of creative office space and 13,500 square feet of retail floor area (including 8,500 square feet of restaurant uses); approximately 508 parking spaces; a 21,177 square-foot public park on the north side of the project site along Gordon Street; and two supergraphic signs. The CRA Approved Project included a 23-story structure (260 feet high above grade) with an 18-floor residential tower above a five-level above grade podium structure with three to four levels of subterranean parking.

MODIFIED PROJECT:

5929 Sunset (Hollywood), LLC (the "Applicant") proposes to modify the CRA Approved Project to allow for the development of 299 residential apartment units, including 284 market rate units and 15 affordable housing units at the "very low" income level (five percent of total units); approximately 46,110 square feet of commercial space comprised of 38,440 square feet of office space; approximately 3,700 square feet of ground floor restaurant space; and approximately 3,970 square feet of ground floor community serving retail space (including up to a 1,475 square foot coffee shop); an approximately 18,962 square-foot public park on the north side of the Project Site along Gordon Street (the "Modified Project"). In total, the Modified Project will contain approximately 324,693 square feet of floor area. The Modified Project will include a 22-story structure consisting of an 18-floor residential tower above a four-level above-grade podium structure. The Modified Project's podium structure is proposed to have three levels below grade and three levels above-grade parking and a new automated steel parking structure that is proposed to be located above the parking area on Level L3 (within the approximate height of Level L4 of the rest of the podium structure), which would include two floors of automated parking. The Modified Project will provide at least 353 residential parking spaces and 75 commercial parking spaces (for a total of 428 parking spaces). It should be noted that the Modified Project analyzed in the Supplemental EIR included a proposal for one supergraphic sign, which the Applicant has since withdrawn.

REQUESTED ACTION(S):

The Deputy Advisory Agency shall consider:

ENV-2015-1923-EIR

1. The information contained in the **Supplemental Environmental Impact Report** (EIR) prepared for this project, which includes the Draft Supplemental EIR, No. ENV-2015-1923-EIR (State Clearinghouse No. 2006111135), dated August 24, 2017, and the Final Supplemental EIR, dated May 25, 2018 (Sunset and Gordon Mixed-Use Project EIR), as well as the whole of the administrative record.

VTT-74172

2. Pursuant to the Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, **Vesting Tentative Tract Map No. 74172** to permit the merger of the subject property and re-subdivision to create one (1) master lot and one (1) airspace lot. A below grade parking building projection and merger of four feet into the public right-of-way is also proposed on Gordon Street.

On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding:

ENV-2015-1923-EIR

1. The information contained in the **Supplemental Environmental Impact Report** (EIR) prepared for this project, which includes the Draft Supplemental EIR, No. ENV-2015-1923-EIR (State Clearinghouse No. 2006111135), dated August 24, 2017, and the Final Supplemental EIR, dated May 25, 2018 (Sunset and Gordon Mixed-Use Project EIR), as well as the whole of the administrative record.

CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR

2. Pursuant to City Charter Section 555 and LAMC Sections 11.5.6 and 12.32 E, a **General Plan Amendment** to amend the 1988 Hollywood Community Plan to re-designate the portion of the Project Site located at 1528-1540 N. Gordon Street (Lots 17, 18, and 19 of Bagnoli Tract No. 2), from High Medium Residential to Regional Center Commercial.
3. Pursuant to LAMC Sections 12.32 F and 12.32 Q, a **Vesting Zone and Height District Change** from (T)(Q)C2-2D and (T)(Q)R4-1VL to C2-2D subject to conditions that would permit a total allowable floor area for the entire project site of approximately 324,693 square feet, 299 dwelling units, and building height of approximately 250 feet (22-stories).
4. Pursuant to LAMC Section 12.24.W.1, a **Conditional Use Permit** to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption within the proposed ground floor restaurant.
5. Pursuant to LAMC Section 12.22 A.25, the Applicant proposes to set aside 15 units, or 5 percent of the total number of dwelling units, for Very Low Income households in conjunction with Parking Option 1 and an **Affordable Housing On-Menu Incentive** to allow a 20 percent decrease in the total required amount of usable open space.
6. Pursuant to LAMC Section 16.05, a **Site Plan Review** for a project which creates, or results in an increase of, 50 or more dwelling units.

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

GENERAL INFORMATION

FILE REVIEW - The complete file including the Final Supplemental Environmental Impact Report (FEIR) or the documents referenced in the EIR are 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.** Copies of the FEIR are also available at the following Library Branches:

- Central Library: 630 W. Fifth Street, Los Angeles, CA 90071
- Will & Ariel Durant Library: 7140 W. Sunset Boulevard, Los Angeles, CA 90046
- Hollywood Regional Library: 1623 N. Ivar Avenue, Los Angeles, CA 90028

DIVISION OF LAND – Please note that the Staff Report will be available on-line seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Staff Reports are hyperlinked to the case numbers on the hearing schedule.

SUPPLEMENTAL EIR CERTIFICATION: A Supplemental Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. The Supplemental EIR for the Proposed Project is comprised of two parts, the Draft Supplemental EIR and the Final Supplemental EIR. A Draft Supplemental 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 August 24, 2017 to October 9, 2017. The Final Supplemental EIR responds to the comments and includes text revisions to the Draft Supplemental EIR in response to input received on the Draft Supplemental EIR. Unlike the Draft Supplemental EIR, comments on the Final Supplemental EIR are not required to be responded to by the City. If written comments are received, they will be provided to the City Planning Commission as part of the staff report for the project. The Supplemental EIR will be submitted to the City Planning Commission and City Council for requested certification and action on the Project.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Any materials submitted to the Department 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 testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should 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. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

Regular Submissions - Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original** plus **(3) copies**, and follow the size guidelines above.

Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

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, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

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.