

CITY OF LOS ANGELES

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

SUBDIVISIONS/HEARING OFFICER

Wednesday, June 27, 2018

200 North Spring Street
Room 1020 (Main City Hall)
Los Angeles, CA 90012

APPROXIMATE TIME	CASE NO.	CD	OWNER / ENGINEER	PROPERTY ADDRESS/ COMMUNITY PLAN	ZONE
9:30 a.m. Sergio Ibarra (213) 847-3633	VTT-74265 ; ENV-2014-1707-EIR The development of 236 residential dwelling units above 30,000 square feet of ground-floor neighborhood-serving retail and restaurant uses. These new uses, which comprised approximately 210,288 square feet of floor area, were proposed to be located on two adjacent sites (referred to as the West Site and the East Site) that together comprise approximately 1.64 acres. The West Building was proposed to include approximately 127,050 square feet of floor area, with a 3:1 floor area ratio (FAR). The East Building was proposed to include approximately 83,238 total square feet of floor area, with a 3:1 FAR. The East Building would be 65 feet in height while the West Building would be 66 feet-9 inches at its highest point. To provide for the new uses, approximately 39,939 square feet of existing low-rise commercial uses and surface parking areas would be removed. In response to comments received regarding the Draft EIR, the Project Applicant has proposed to reduce the number of residential units from 236 units to 213 units. As with the previously proposed project, 20 units would be set aside as affordable housing for Very Low Income residents. The proposed 213 residential units would include 48 studio units (a reduction of 30 units from what was previously	4	Darren Embry, Faring Capital / Hahn and Associates, Inc.	7500-7580 W. Sunset Boulevard / 1444-1456 N. Sierra Bonita Avenue / 1451 N. Sierra Bonita Avenue / 1442-1462 N. Curson Avenue / Hollywood Community Plan	C4-1D

	<p>proposed), 127 1-bedroom units (a reduction of 13 units from what was previously proposed), 34 2-bedroom units (an increase of 16 units from what was previously proposed), and four 3-bedroom units (an increase of four units from what was previously proposed). The proposed 30,000 square feet of ground-floor neighborhood-serving commercial uses, including up to 10,000 square feet of restaurant uses, would remain. With the proposed reduction in residential units, the floor area of the Project would be reduced from 210,288 square feet to approximately 203,204 square feet, or a reduction of approximately 7,084 square feet. Accordingly, the Project's total average FAR of 3:1 has been reduced to 2.91:1)</p>				
<p>10:30 a.m.</p> <p>Kathleen King (213) 847-3746</p>	<p>VTT-74399-CN and CPC-2016-1462-GPA-ZC-HD-CU-SPR ENV-2017-1463-EIR</p> <p>The Project involves the redesign of the existing 10-story office towers, including a 115,000 square-foot horizontal expansion to connect the two towers on levels 5, 7, and 9 and a 2-story podium element that would connect the two towers on floors 2 through 3; the addition of ground floor dining uses; updated outdoor and recreational amenities, including roof gardens and an outdoor recreation deck; and pedestrian improvements along Olympic Boulevard. The Project Site is 3.58 acres in size and is bounded by Purdue Avenue, Mississippi Avenue, Corinth Avenue, and W. Olympic Boulevard. The existing buildings on the site consist of two-10 story office towers connected by a parking structure that includes 3 levels of above-grade and 2 levels of subterranean parking. Development of the Project would increase the buildings' total square footage, adding 115,000 gross</p>	11	<p>Applicant: Westside Campus Owner, LLC</p>	<p>11355-11377 West Olympic Boulevard/West Los Angeles Community Plan</p>	[Q]C2-1

	square feet of office and 5,000 gross square feet of restaurant use to the existing 330,758 square feet of office and 11,320 square feet of retail. The height of the existing office towers will remain. Upon completion, the Project would result in a total maximum floor area ratio (FAR) of 3:1.				
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Abbreviations: **APC**- Area Planning Case; **APT**- Apartments ; **C**- Condominium; **CC**- Condominium Conversion; **CDP**- Coastal Development Permit; **CM**- Commercial; **CMC**- Commercial Condominium; **CMCC**- Commercial Condo Conversion; **CPC**- City Planning Case; **ENV**- Environmental Assessment Case; **IND**- Industrial; **INDC**- Industrial Condominiums; **INDCC**- Industrial Condo Conversion; **MANF**- Manufacturing; **MF**- Multiple-Family; **MOD**- Modification; **PP**- Project Permit; **PS**- Private Street; **RV**- Reversion to Acreage; **SC**- Stock Cooperative; **SF**- Single-Family; **SUB**- Subdivision; **ZC**- Zone Change
EIR- Environmental Impact Report; **MND**- Mitigated Negative Declaration; **ND**- Negative Declaration; **CE**- Categorical Exemption

NOTE: Per State Government Code Section 65009(b)(2):

If you challenge any agenda items in court, you may be limited to raising only those issues raised in person at the public hearing, or in correspondence received at or before 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.

- ◆ **FACILITY AND PARKING ARE WHEELCHAIR ACCESSIBLE**
- ◆ **SIGN LANGUAGE INTERPRETERS, ASSISTIVE LISTENING DEVICES, OR OTHER AUXILIARY AIDS AND/OR SERVICES MAY BE PROVIDED IF REQUESTED AT LEAST 72-HOURS PRIOR TO THIS MEETING BY CALLING THE PROJECT PLANNER.**