



NOTICE OF PUBLIC HEARING

RE-SCHEDULING OF PUBLIC HEARING

To Owners:

☐ Within a 100-Foot Radius

☒ Within a 500-Foot Radius

☐ Abutting a Proposed Project

And Occupants:

☐ Within a 100-Foot Radius

☒ Within a 500-Foot Radius

And:

☒ Others

You are receiving this notice because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning, **and a previously scheduled public hearing has been re-scheduled as specified below.** This notice with the new date, time and/or location supplements the original hearing notice. Unless specifically noted below, the project description, requested action(s) and/or appeal remain unchanged.

Project Site: 1600-1616 ½ N Schrader Boulevard and 6533 Selma Avenue

Case Nos.: VTT-74521
CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR

Council No: 13 – O'Farrell

CEQA No.: ENV-2016-3751-MND

Related Cases: N/A

Hearing held by: Deputy Advisory Agency
Hearing Officer for the City Planning Commission

Plan Area: Hollywood

Zone: C4-2D

Date: ~~June 28, 2018~~ **July 18, 2018**

Plan Overlay: N/A

Time 10:15 a.m.

Land Use: Regional Center Commercial

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 (Hearing Officer for the City Planning Commission)
200 N. Spring St., Room 621
Los Angeles, CA 90012
Mindy.Nguyen@lacity.org
(213) 978-1241

Applicant: 1600 Hudson, LLC

Jason Hernández (Tract Case Planner)
200 N. Spring St., Room 621
Los Angeles, CA 90012
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Representative: Alfred Fraijo, Jr.
Sheppard, Mullin, Richter & Hampton, LLP

PROPOSED PROJECT:

Demolition of an existing surface parking lot for the construction, use, and maintenance of an 11-story, mixed-use hotel containing 198 guestrooms and 5,557 square feet of ground floor restaurant, coffee bar and rooftop lounge

space, and 100 parking spaces within three levels of subterranean parking; exterior rehabilitation of an existing, two-story 12-unit apartment building; and demolition and replacement of an existing detached garage building into a hotel accessory building for mechanical equipment. The proposed project includes a total of 83,605 square feet, inclusive of the existing 8,156 square-foot apartment building, for a total floor area ratio (FAR) of 3.14:1.

REQUESTED ACTION(S):

The Deputy Advisory Agency will consider:

1. Pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the **Mitigated Negative Declaration**, No. ENV-2016-3751-MND ("Mitigated Negative Declaration"), and all comments received.
2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, a **Vesting Tentative Tract Map** for the merger of five (5) lots and re-subdivision into one (1) ground lot and five (5) airspace lots comprised of: (1) the existing 12-unit apartment building; (2) 2,850 square feet of ground floor commercial uses; (3) the 198-guest room hotel; (4) three levels of subterranean parking; and (5) the roof terrace.

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

1. Pursuant to LAMC Sections 12.32 F and 12.32 Q, a **Vesting Zone Change** and **Height District Change** from C4-2D to (T)(Q)C2-2D.
2. Pursuant to LAMC Section 12.24 W.1, a **Master Conditional Use** to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with the proposed ground floor restaurant and bar/lounge, a ground floor outdoor dining area, a second-floor outdoor terrace, a rooftop restaurant and bar/lounge, an outdoor rooftop patio area and hotel room controlled-access liquor cabinets.
3. Pursuant to LAMC Section 12.28, a **Zoning Administrator's Adjustment** to maintain the following non-conforming setbacks for the existing apartment building: (a) a 1-foot side yard, in lieu of a 5-foot side yard; and (b) a 7-foot rear yard setback, in lieu of a 15-foot rear yard, as otherwise required per LAMC Section 12.16 C.2, for a two-story residential building.
4. Pursuant to LAMC Section 16.05, **Site Plan Review** approval for a development project that results in an increase of 50 or more guest rooms.

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

GENERAL INFORMATION

FILE REVIEW - The complete file is 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.**

DIVISION OF LAND – If the project involves a Tract or Parcel Map before the Deputy Advisory Agency, please note that the Staff Report will be available on-line seven (7) days prior to the Advisory Agency 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.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the 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 or the Advisory Agency 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 - Provide an **original** plus **(3) copies**, and follow the size guidelines above. Written materials not limited as to volume must be received no later than **five (5) days** prior to the public hearing.

Rebuttal Submissions - All written materials in response to the Staff Report and/or additional comments must be submitted no later than **48 hours** before the public hearing. 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 public hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the 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 Advisory Agency. Notwithstanding, the 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 agenzied 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 auxiliary aids and/or services may be provided upon request. 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.