



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
And: ☒ Interested Parties/Others

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: 6200 W. Sunset Boulevard; 6200–6218 W. Sunset Boulevard, 1437–1441 N. El Centro Avenue, 6211 W. Leland Way

Case Nos.: CPC-2016-1380-VZC-HD-MCUP-ZAA-SPR; VTT-74085

Council No: 13 - O'Farrell

CEQA No.: ENV-2015-3603-EIR

Related Case(s): CPC-2016-1380-VZC-HD-MCUP-ZAA-SPR

Hearing Held By: Deputy Advisory/Hearing Officer

Plan Area: Hollywood

Date: July 18, 2018

Zone: C4-2D-SN

Time 9:30 a.m.

Plan Overlay: None

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

Land Use: Regional Center Commercial

Applicant: 6200 Sunset, LLC

Staff Contact: William Lamborn, City Planner
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
william.lamborn@lacity.org
(213) 847-3637

Representative: Dale Goldsmith
Armbruster, Goldsmith and
Delvac LLP

PROPOSED PROJECT:

The Project proposes to develop a mixed-use project on a 1.24-acre site located at 6200 Sunset Boulevard within the Hollywood community. The Project includes 270 residential units, up to 12,120 square feet of commercial retail and restaurant uses, and 361 vehicle parking spaces. The proposed uses would be located within a seven-story building that would be comprised of up to 243,315 square feet of floor area. To provide for the new uses, approximately 22,029 square feet of existing low-rise commercial strip center uses and surface parking would be removed.

REQUESTED ACTION(S):

The Deputy Advisory Agency will consider:

ENV-2015-3603-EIR:

1. The Deputy Advisory Agency will consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, No. ENV-2015-3603-EIR (SCH No. 2016011040) dated January 4, 2018, and the Final EIR, as well as the whole of the administrative record.

VTT-74085:

2. Pursuant to LAMC Section 17.15, **Vesting Tentative Tract Map** No. 74085 to create one ground lot comprising the entire site and four above and/or below grade airspace lots.

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

ENV-2015-3603-EIR:

3. The City Planning Commission will consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, No. ENV-2015-3603-EIR (SCH No. 2016011040) dated January 4, 2018, and the Final EIR, as well as the whole of the administrative record.

CPC-2016-1380-VZC-HD-MCUP-ZAA-SPR:

4. Pursuant to LAMC Section 12.32-Q, a **Vesting Zone/Height District Change** from C4-2D-SN to (T)(Q)C4-2D-SN and to amend the existing "D" Development Limitation to allow for a Floor Area Ratio (FAR) of up to 4.5:1 in lieu of 2:1 (per Ordinance No. 165,652);
5. Pursuant to LAMC Section 12.28, **Zoning Administrator's Adjustments** to:
 - a. Allow a 0-foot side yard (easterly side yard), in lieu of the 10-foot side yard required in the C4 Zone;
 - b. Allow a 0-foot side yard (westerly side yard), in lieu of the 10-foot side yard required in the C4 Zone;
 - c. Utilize the Project Site's pre-dedication lot area for density and FAR calculation purposes;
6. Pursuant to LAMC Section 12.24-W,1, **Master Conditional Use** to permit the sales and/or dispensing of alcoholic beverages for a total of two (2) on-site full line permits, with the option for these full line permits to instead be for beer/wine only, within the Project restaurant spaces; and
7. Pursuant to LAMC Section 16.05, a **Site Plan Review** for a project resulting 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 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:

- Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071-2002
- Frances Howard Goldwyn Hollywood Regional Branch Library, 1623 North Ivar Avenue, Los Angeles, CA 90028-6304
- Will and Ariel Durant Branch Library, 7140 West Sunset Boulevard, Los Angeles, CA 90046-4416
- John C. Fremont Branch Library, 6121 Melrose Avenue, Los Angeles, CA 90038-3501

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.

EIR CERTIFICATION: An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. The EIR for the Proposed Project is comprised of 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 45-day public review period from January 4, 2018 to February 20, 2018. The Final EIR 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 City Planning Commission as part of the staff report for the project. The 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.