



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
City Hall 200 North Spring Street Los Angeles CA 90012  
**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:** ☒ 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 Deputy Advisory Agency and the Hearing Officer for the City Planning Commission 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.**

Regarding **Case No. CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR**: A notice of public hearing was previously distributed for a joint hearing which took place on July 18, 2018. At this hearing, minor project details were either corrected for the record, or modified by the Applicant and presented to the Hearing Officer. Therefore, the details of the CPC case are being re-noticed, in conjunction with the legal noticing requirement for the appeal of related Case No. VTT-74521. Deleted text is shown in ~~strikethrough~~ and added text is shown in underline.

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

**Case Nos.:** VTT-74521-1A  
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:** City Planning Commission

**Plan Area:** Hollywood

**Date:** September 13, 2018

**Zone:** C4-2D

**Time** After 8:30 AM

**Place:** Los Angeles City Hall  
Council Chambers, Room 340  
200 North Spring Street  
Los Angeles, CA 90012  
(Please use the 201 N. Main Street entrance)

**Plan Overlay:** N/A

**Land Use:** Regional Center Commercial

**Staff Contacts:** Mindy Nguyen (Commission Case Planner)  
200 N. Spring St., Room 621  
Los Angeles, CA 90012  
[Mindy.Nguyen@lacity.org](mailto:Mindy.Nguyen@lacity.org)  
(213) 978-1241

**Applicant:** 1600 Hudson, LLC

**Representative:** Alfred Fraijo, Jr.  
Sheppard, Mullin, Richter &  
Hampton, LLP

Jason Hernández (Tract Case Planner)  
200 N. Spring St., Room 621  
Los Angeles, CA 90012  
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(213) 978-1276

**Appellants:**

- (1) The Sunset Landmark Investments, LLC
- (2) Coalition for Responsible Equitable Economic Development (CREEDLA)
- (3) Mitchell M. Tsai, Schrader Boulevard Tenant’s Association

(4) Elle Farmer, UNITE HERE!  
Local 11

**Appellants'  
Representatives:**

- (1) Daniel E. Wright, The  
Silverstein Law Firm
- (2) Tanya A. Gulesserian,  
Adams Broadwell Joseph  
and Cardozo
- (3) Mitchell M. Tsai, Attorney at  
Law
- (4) Elle Farmer, UNITE HERE!  
Local 11

**PROPOSED PROJECT:**

Demolition of an existing surface parking lot for the construction, use, and maintenance of an 11-story, mixed-use hotel containing ~~198~~ **191** 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~~ **84,325** square feet, inclusive of the existing 8,156 square-foot apartment building, for a total floor area ratio (FAR) of ~~3.14~~ **3.17**:1.

**REQUESTED ACTION(S):**

**The City Planning Commission shall consider:**

**ENV-2016-3751-MND**

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 Erratum dated August 20, 2018**, and all comments received.

**VTT-74521-1A**

1. An appeal of the Advisory Agency's determination to approve Vesting Tentative Tract Map No. 74521 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.

**CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR**

1. Pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone Change and Height District Change from C4-2 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, **featuring live entertainment**, in conjunction with the proposed ground floor restaurant and bar/lounge, a ground floor outdoor dining area, a **second third**-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.

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

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## 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](http://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 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 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](mailto: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.