



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: ☒ Interested Parties/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: 6150 - 6240 West Hollywood Boulevard; 1631-1649 North El Centro Avenue; 1615-1631 North Vista Del Mar Avenue; 1614-1660 North Argyle Avenue

Case No.: ZA-2017-5252-ZV-1A
CEQA No.: ENV-2018-1157-CE
Hearing held by: Central Area Planning Commission
Date: ~~November 13, 2018~~ **December 11, 2018**
Time 4:30 p.m.
Place: Los Angeles City Hall
200 N. Spring St., 10th Floor
Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)
Staff Contact: Nuri Cho, City Planning Associate
200 N. Spring St., Room 621
Los Angeles, CA 90012
Nuri.Cho@lacity.org
(213) 978-1177

apccentral@lacity.org

Council No: 13 – O'Farrell
Plan Area: Hollywood
Zone: [T][Q]C4-2D
[T][Q]C4-2D-SN
Plan Overlay: Hollywood Sign District
Land Use: Regional Center Commercial
Applicant: Blvd 6200 Owner South, LLC
Representative: John Bowman, Elkins Kalt Weintraub
Reuben Gartside LLP
Appellant(s): Doug Haines, The La Mirada Avenue
Neighborhood Association of Hollywood

Representative: Robert Silverstein,
The Silverstein Law Firm

PROPOSED PROJECT:

Operation of a 2,964-square-foot health club on the ground floor of a seven-story, mixed-use project containing 507 dwelling units and approximately 52,136 square feet of ground floor commercial space that is currently under construction

APPEAL:

Appeal of the August 1, 2018, Zoning Administrator's determination to:

1. Determine that the Project is exempt from CEQA pursuant to Class 1, Category 22 of the City CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines 15300.2 applies; and
2. Approve, pursuant to City Charter Section 562 and Section 12.27 of the Los Angeles Municipal Code (LAMC), a Variance from LAMC Section 12.16 A.2(p), to allow a health fitness studio and accessory uses on the ground floor of a mixed-use development, otherwise not permitted in the C4 Zone.

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.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas are accessible online at planning.lacity.org, by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission 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 materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. When required, hard copies must 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.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page. In addition, an **original plus six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 272, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.
- **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. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific Commission.

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 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.