



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

## HEARING NOTICE

### Public Hearing:

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 or are an interested party. 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.**

### Notice of Availability:

The Sustainable Communities Project Exemption for the project is available on the City Clerk and City Planning websites. The Exemption can be found under the Environmental Review section of the City Planning website, under the Sustainable Communities Project CEQA Exemptions (SCPE). The file is also available in a physical copy at the Department of City Planning office, please see below for more information. At a Meeting of the Planning and Land Use Management Committee (PLUM), on November 6, 2018 pursuant to PRC Section 21155.1, based on the whole of the administrative record, the project was determined exempt from the CEQA (California Environmental Quality Act). At the November 21, 2018 City Council meeting, the City Council determined that the exemption is the appropriate CEQA clearance pursuant to Public Resources Code Section (PRC) Section 21155.1.

**Project Site:** 1450-1460 N Cahuenga Boulevard, 6406-6414 W Sunset Boulevard, 1419 N Ivar Ave, 1418 N Cahuenga Boulevard, Los Angeles, 90028. APN- 5546-014-058; APN-5546-014-058; APN- 5546-014-058; APN- 5546-014-029.

**Case Nos.:** CPC-2016-3630-ZC-HD-DB-MCUP-SPP-SPR-WDI, VTT-74496-CN  
**CEQA No.:** ENV-2016-3631-SCPE  
**Hearing Held By:** Hearing Officer and Deputy Advisory Agency  
**Date:** **Wednesday January 9, 2019**  
**Time** **10:30 a.m.**  
**Place:** Los Angeles City Hall  
200 N. Spring St. Los Angeles, CA 90012  
Room 1070  
(Please use the 201 N. Main Street entrance)  
**Staff Contact:** Jason McCrea, Planning Assistant  
221 North Figueroa St., Suite 1350  
Los Angeles, CA 90012  
jason.mccrea@lacity.org  
(213) 847-3672

**Council No:** 13 –O'Farrell  
**Related Case(s):** None  
**Plan Area:** Hollywood  
**Existing Zones:** C4-2D-SN, C4-2D  
**Proposed Zone:** C4-2D-SN, C4-2D  
**Plan Overlay:** Hollywood Signage  
Supplemental Use District  
**Existing Land Use:** Regional Center Commercial  
**Proposed Land Use:** Regional Center Commercial  
**Applicant:** 6400 Sunset, LLC  
**Representative:** Mayer Brown LLP (Edgar Khalatian)

## **PROPOSED PROJECT:**

The Project Site consists of a northern lot and a southern lot. The northern lot is currently developed with a two-story, 47 foot tall commercial structure containing 43,077 square feet of floor area, and a single-level subterranean parking garage, on a 0.73-acre lot. The southern lot of the project site is currently comprised of a 0.16-acre lot with 6,912 square feet of surface parking lot (21 spaces), located 150 feet south of the northern lot and will remain. To accommodate the new uses, the existing commercial structure on the northern lot would be demolished, with the surface parking lot on the southern lot retained. The Project proposes a mixed-use development containing 200 residential units, with 10 units reserved for Very Low-Income Households (5 percent) and 7,000 square-feet of ground floor commercial space within a 26-story building (maximum height of 284 feet) on the northern lot. The building would include 18 floors of residential, six levels of parking (four above-grade and two subterranean parking levels), and the 26th floor would include mechanical equipment. The ground floor would contain 7,000 square-feet of commercial space. The project would result in 231,836 square feet of new floor area and a maximum Floor Area Ratio of 6:1

## **REQUESTED ACTION(S):**

The Deputy Advisory Agency will consider:

### VTT-74496-CN

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, Vesting Tentative Tract Map No. 74496-CN for the merger of a 0.83 acre site into one ground lot for condominium uses.

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

### CPC-2016-3630-ZC-HD-DB-MCUP-SPP-SPR-WDI:

1. Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.32 F and 12.32 Q, a Zone Change and Height District Change to remove the "D" limitation on the site;
2. Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22-A,25, a Density Bonus Compliance Review, reserving 5 percent, or 10 units, for Very Low Income Households, and utilizing Parking Option 1, seeking the following incentives:
  - a. Pursuant to LAMC 12.22-A,25(G), a Waiver of Development Standard (Off-Menu) to permit the averaging of floor area and residential density across the project site;
  - b. Pursuant to LAMC 12.22A.25(G), a Waiver of Development Standard (Off-Menu) to permit 20 percent (40 spaces) of the number of primary parking spaces for each residential unit to be designed as compact parking spaces in lieu of standard parking spaces to meet the parking requirement;
3. Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24-W,1, a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site sales and service of alcoholic beverages for the 7,000 square-foot ground floor commercial use;;
4. Pursuant to Los Angeles Municipal Code ("LAMC") Section 11.5.7, a Project Permit Compliance review for signage in the Hollywood Signage Supplemental Use District;
5. Pursuant to Los Angeles Municipal Code ("LAMC") Section 16.05, Site Plan Review for a project that would result in an increase of 50 or more dwelling units; and
6. Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.37, Waiver of Dedication and or Improvement to waive a 2-foot sidewalk easement along Ivar Avenue to the east of the project site.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision-makers will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

At the Hearing, the Advisory Agency may make a decision on the Vesting Tentative Tract Map component of the project or may place the Tract Map under advisement. After the hearing, the Hearing Officer will prepare a report, including a recommendation, on the Vesting Zone and Height District Change, Density Bonus, Master Conditional Use, Project Permit Compliance, Waiver of Street Dedication and Improvement, and Site Plan Review components of the project, which will be considered by the initial decision maker, the City Planning Commission, at a date of March 14, 2019. The date may change, and if you would like to be notified of the City Planning Commission meeting date, please contact the staff planner listed above to receive future notices or for a copy of the recommendation report, which is released approximately one week prior to the scheduled City Planning Commission meeting.

## GENERAL INFORMATION

**FILE REVIEW** - The complete file including the Sustainable Communities Project Exemption 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. Digital Copies of the Sustainable Communities Project Exemption are available on the website of the City Clerk, as well as on the Department of City Planning website. The Sustainable Communities Project Exemption file can be found under the environmental tab on the sidebar of the home page, under Sustainable Communities Project CEQA Exemptions (SCPE) header ([https://planning.lacity.org/eir/Toc\\_SCPE.htm](https://planning.lacity.org/eir/Toc_SCPE.htm)). **Files are not available for review the day of the hearing.**

**Sustainable Communities Project Exemption:** PRC Section 21155.1 provides that projects are statutorily exempt from CEQA if a hearing is held by the City Council and the City Council finds, based on the whole of the administrative record, the project qualifies as a transit priority project, as defined by PRC Section 21155(b), and further meets all of the criteria set forth in PRC Section 21155.1 (a) and (b) and one of the criteria of subdivision (c). If the City Council finds, after conducting a public hearing, all of the above, then the project is declared to be a Sustainable Communities Project and shall be exempt from the California Environmental Quality Act (CEQA).

Planning has reviewed the Sustainable Communities Project Exemption (SCPE) that was prepared for the proposed project and recommended that the City Council consider and determine that the project is exempt from CEQA pursuant to PRC Section 21155.1.

At a Meeting of the Planning and Land Use Management Committee (PLUM), on November 6, 2018 the Committee found the project exempt from CEQA pursuant to PRC Section 21155.1, based on the whole of the administrative record.

At the November 21, 2018 City Council meeting, the finding of the PLUM Committee was affirmed by the City Council.

**DIVISION OF LAND** – Please note that the Vesting Tentative Tract Map Staff Report will be available prior to the 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 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, Deputy Advisory Agency 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 akenized 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.

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