

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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: ☒ Others

This notice is sent to you because you own property or live near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing By: Central Area Planning Commission
Date: December 22, 2015
Time: after 4:30 p.m.*
Place: Los Angeles City Hall
200 N. Spring Street, 10th Floor
Los Angeles, CA 90012

Staff Person: Mindy Nguyen
Phone No.: 213-978-1241
E-mail: Mindy.Nguyen@lacity.org

Case No.: DIR-2015-309-SPPA-SPP-1A
CEQA No.: ENV-2015-310-MND
Related Cases: None
Council No.: 13 – O’Farrell
Plan Area: Hollywood
Specific Plan: Vermont/Western SNAP
Certified NC: East Hollywood
GPLU: Neighborhood Office
Commercial
Zone: R4-1. C4-1D, [T][Q]C2-1

**Concerning properties at
4470, 4472, 4474, 4480, 4480 ½, 4482, 4484, 4490 & 4494 West De
Longpre Avenue; 1318 North Lyman Place; and 1321 & 1323 North
Virgil Avenue**

The Central Area Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that property owners within a 100-foot radius be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an appeal from the decision by the Director of Planning for a Project Permit Compliance Review and Design Review as follows:

Project Permit Compliance Review for the demolition of two maintenance facilities, a single family residence and surface parking lot; and the construction, use and maintenance of a four-story, 56-foot tall parking structure containing seven levels of parking, three of which are subterranean, and 654 parking spaces for use by the Hollywood Presbyterian Medical Center (HPMC), within Subarea C (Community Center) of the

Vermont/Western Transit Oriented District Specific Plan; and Project Permit Adjustment from Development Standard No. 4, Pedestrian/Vehicular Circulation, to allow for a reduced minimum vertical clearance of eight (8) to nine (9) feet in lieu of the required 12 feet, and a reduced minimum horizontal clearance of five (5) feet in lieu of the required 10 feet, for a pedestrian throughway.

APPLICANT: Francis Park, Park & Velayos

APPELLANT: Julie & Larry Blivas

REQUESTED **Deny** the appeal.

ACTION: **Sustain** the Director's Determination of the Director of Planning in approving a Project Permit Compliance and Project Permit Adjustment.

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 maker 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.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC*: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to Los Angeles Department of City Planning; 200 North Spring Street, Room 532, Los Angeles, CA 90012.

REVIEW OF FILE: The case including the application and the environmental assessment are available for public inspection at the Department of City Planning, 200 North Spring Street, Room 621, Los Angeles, CA 90012 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the Staff Person indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on the day of the hearing.

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. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*