

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 are an occupant residing 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, prior to a decision is rendered.

Hearing By: Hearing Officer
Date: Wednesday, February 10, 2016
Time: 11:30 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Sergio Ibarra
Phone No.: (213) 978-1333
Sergio.Ibarra@lacity.org

Case No.: CPC-2014-750-VZC-HD-DB-SPP-SPR
CEQA No.: ENV-2014-751-EIR
Incidental Cases:
Related Cases: AA-2014-752-PMEX
Council No.: 13
Plan Area: Hollywood
Specific Plan: None
Certified NC: Central Hollywood
GPLU: Regional Center Commercial
Proposed: Regional Center Commercial
Existing Zone: [Q]C4-2D-SN, R4-2D
Proposed: [Q]C2-2D

Applicant: Essex Portfolio, L.P.
Representative: Sheri Bonstelle, Jeffer Mangels Butler & Mitchell LLP

PROJECT LOCATION: 6220, 6224, 6230, 6234, 6242, 6248, 6254, 6258 W. Sunset Boulevard.
6223, 6227, 6231, 6235, 6239, 6243, 6249 W. Leland Ave

PROPOSED PROJECT: Mixed-Use Development of 200 dwelling units, with 5% (9 units) of the units restricted as very low income, and 4,700 square feet of ground floor commercial area. The Project would protect and retain the ECT Building and construct a new seven-story, 90-foot tall, mixed-use building on the western portion of the Project Site. Parking would be provided within a combination of aboveground and subterranean parking levels for the project, in accordance with Los Angeles Municipal Code (LAMC). The Project will have a 3.1:1 FAR on the western lots, and 1.2:1 FAR on the eastern lots which contain the ECT Building.

Although the ECT Building would be retained, a later 550 square foot addition that currently

serves as an entryway to the building from the surface parking lot would be demolished, as would a brick wall/wrought iron fence extension along Leland Way, and a small ground mounted sign along Sunset Boulevard

**REQUESTED
ACTION:**

The Hearing Officer will take Testimony regarding:

Pursuant to Section 21082.1(c) of the California Public Resources Code, the certification of the Environmental Impact Report, findings, and Statement of Overriding Considerations for ENV-2014-751-EIR.

- 1) Pursuant to L.A.M.C. Section 12.32-Q, a Zone Change and Height District Change from C4-2D-SN to [Q]C4-2D-SN to allow 4.5:1 FAR on the northwest and northeast lots; and from R4-2D to [Q]C4-2D to allow 4.5:1 FAR on southwest lots and southeast lots.
- 2) Pursuant to L.A.M.C. Section 12.22.A.25, a Density Bonus to permit a 200-unit rental housing development, with 5% restricted to Very Low Income Households and utilization of Parking Option 1.
- 3) Pursuant to L.A.M.C. Sections 13.11 and 11.5.7, a Project Permit Compliance for the Hollywood Signage Supplemental Use District consisting of signage on the new Mixed-Use Building on Sunset Boulevard totaling 425 square feet, including tenant identification signs, building identification signs, parking signs, and a Digital Display; and 100 square feet of signage on Leland Way, including building identification and parking signs.
- 4) Pursuant to L.A.M.C. 12.22 A 25(g)(3), An off-menu incentive, or alternatively, an adjustment, to permit a reduction in West side yard setbacks.
- 5) Pursuant to L.A.M.C. 12.22 A 25(g)(3), An off-menu incentive to permit a waiver of highway street dedication and improvement, or alternatively, pursuant to L.A.M.C. 12.37, a waiver of highway street dedication and improvement required under L.A.M.C. 12.37.
- 6) Pursuant to L.A.M.C. 17.50, a Lot Line Adjustment to adjust lot lines between the Western lots, containing the new mixed-use building, and the Eastern lots, containing the existing ECT Building.
- 7) Pursuant to L.A.M.C. 12.24.W.1, a conditional use permit or, alternatively, a master conditional use permit, for the sale and dispensing of alcoholic beverages.
- 8) Pursuant to L.A.M.C. 16.50, a Site Plan Review for a project with greater than 50 residential units.

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. On behalf of the City Planning Commission, the Hearing Officer 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. The Hearing Officer will then prepare a Recommendation Report to the City Planning Commission for its consideration, actions, and recommendations.

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 the Los Angeles City Planning Department, Major Projects Section, 200 N. Spring Street, Room 750, Los Angeles, CA 90012 (attention: Sergio Ibarra, Sergio.Ibarra@lacity.org).

REVIEW OF FILE: CPC-2014-750-VZC-HD-DB-SPP-SPR, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call or email Sergio Ibarra at (213) 978-1333 (Sergio.Ibarra@lacity.org) several days in advance to assure that the files will be available. The files are not available for review 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.*