

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING
AND AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT**

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

You are being sent this notice because you own and/or reside at property near a site for which an application, as described below, has been filed with the Department of City Planning, you have indicated an interest in the project and/or have requested such notice be provided to you, or you may have expertise/experience regarding the project. 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:	Hearing Officer	Case Nos.:	CPC-2014-4279-ZC-HD-ZAA- SPR, CPC-2016-1141-DA
Date:	Wednesday, May 4, 2016	CEQA No.:	ENV-2014-4280-EIR SCH No. 2015011013
Time:	12:30 P.M.	Incidental Cases:	None
Place:	Los Angeles City Hall 200 N. Spring St., Rm. 1020 Los Angeles, CA 90012	Project Name:	1311 Cahuenga Mixed Use Project
		Council No.:	13
		Plan Area:	Hollywood
		Specific Plan:	None
		Certified NC:	Central Hollywood
		GPLU:	Regional Center Commercial
		Existing Zone:	C4-2D
Staff Contact:	Erin Strellich	Applicant:	Rescore Hollywood, LLC
Phone No:	(213) 978-1351	Representative:	Edgar Khalatian Mayer Brown, LLP
Email:	Erin.Strellich@lacity.org		

PROJECT LOCATION: 1311 North Cahuenga Boulevard

PROJECT PROPOSED: The Project proposes construction of a 7-story residential mixed-use building ranging from approximately 82 feet to 110 feet in height, which would provide 369 residential units, including 12 live/work units and 30 micro units, and approximately 2,570 square feet of commercial space on the ground floor. Approximately 40,900 square feet of open space is proposed, which includes space on the ground floor accessible to the public, an outdoor recreation deck on the 2nd floor, a roof terrace on the 7th floor, a covered deck on the 2nd

floor, and a gym and recreation room. The Project would include approximately 567 parking spaces and 410 bicycle parking spaces within a two-level subterranean garage, at ground level within the building, and in the mezzanine level above-ground. The Project involves the demolition of existing buildings, including one single-family residence, a 3-unit apartment building, two office buildings, an auto repair facility, and surface parking lots.

REQUESTED ACTIONS:

On behalf of the City Planning Commission, the Hearing Officer will consider:

ENV-2014-4280-EIR:

- 1) Pursuant to Section 21082.1(c) of the California Public Resources Code, the Certification and Adoption of **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2014-4280-EIR(2015011013);

CPC-2014-4279-ZC-HD-ZAA-SPR:

- 2) Pursuant to LAMC Section 12.32, a **Height District Change** to modify the "D" Development limitation from 2.0:1 to allow a maximum FAR of 4.0:1;
- 3) Pursuant to LAMC Section 12.28, a **Zoning Administrator's Adjustment** to allow a reduced side yard setback of zero feet in lieu of 10 feet;
- 4) Pursuant to LAMC Section 16.05, **Site Plan Review** for a project that would result in an increase of 50 or more dwelling units; and
- 5) Pursuant to California Government Code Sections 65864-68869.5, the Applicant seeks to enter into a **Development Agreement** with the City of Los Angeles.

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 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.

EIR CERTIFICATION: An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. An EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 53-day public review period from November 12, 2015 to January 4, 2016. The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to input received on the Draft EIR. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be provided to the Planning Commission as part of the staff report for the project. The EIR will be submitted to the Planning Commission and City Council for requested certification and action on the Project.

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 case will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to:

By Mail: Erin Strellich
Los Angeles Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012

By Email: erin.strellich@lacity.org

REVIEW OF FILE: The complete file including application and the EIR is available for public review. If you wish to review a copy of the applications, the Final Environmental Impact Report (FEIR) or the documents referenced in the FEIR, you may do so by appointment during our office hours of 8:00 a.m. to 4:00 p.m., in Room 750, City Hall, 200 N. Spring Street, Los Angeles CA 90012. Copies of the FEIR are also at the following Library Branches:

1. Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
2. Hollywood Regional Library, 1623 North Ivar Avenue, Hollywood, CA 90028
3. Will and Ariel Durant Branch Library, 7140 Sunset Boulevard, Hollywood, CA 90046

The FEIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org> (click on "Environmental" and then "Final Environmental Impact Reports")]. The FEIRs can be purchased on CD-ROM for \$7.50 per copy. Contact Erin Strelch of the City of Los Angeles at (213) 978-1351 to purchase one.

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.*