

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.

**Hearing By:** Hearing Officer  
**Date:** Wednesday, May 25, 2016  
**Time:** 10:30 a.m.  
**Place:** Los Angeles City Hall  
200 North Spring Street, Room 1020  
Los Angeles, CA 90012  
**Staff Contact:** Jordann Turner  
**Phone No.:** (213) 978-1365  
**E-Mail:** Jordann.Turner@lacity.org

**Case No.:** CPC-2015-2893-VZC-HD-CUB-ZAA-SPR  
**CEQA No.:** ENV-2015-2895-MND  
**Incidental Cases:** N/A  
**Related Cases:** N/A  
**Council No.:** 13  
**Plan Area:** Hollywood  
**Specific Plan:** None  
**Certified NC:** Central Hollywood  
**GPLU:** Regional Center Commercial  
**Zone:** C4-2D-SN  
**Applicant:** R.D. Olsen Development  
**Representative:** Craig Lawson & Company,  
Donna Shen Tripp

**PROJECT LOCATION:** 6407 West Sunset Boulevard (6407-6411 West Sunset Boulevard and 1511 North Ivar Avenue and 1512 North Cahuenga Boulevard)

**PROPOSED PROJECT:** The demolition of a one-story, 4,000 square-foot drive-thru restaurant and the construction, use and maintenance of a 21-story hotel, approximately 232 feet in height with 275 guest rooms with kitchenettes, with 1,900 square-feet of retail floor area, 135 vehicular parking spaces within a four-level subterranean garage, on a 23,651 square-foot site in the C4-2D-SN Zone. A haul route is also requested.

**REQUESTED ACTION:** The Hearing Officer will consider:

- 1) Pursuant to Section 12.32-F of the Los Angeles Municipal Code (L.A.M.C.), a Vesting Zone and Height District Change from C4-2D-SN to C4-2D-SN amend the D Limitation to allow a Floor Area Ratio (FAR) of up to 6 to 1;
- 2) Pursuant to Los Angeles Municipal Code Section 12.24-W, 1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an approximately 139,995 square foot hotel (exclusive of a 1,900

square foot ground floor retail space).

- 3) Pursuant to Section 12.28-A of the L.A.M.C., a Zoning Administrator's Adjustments to permit a zero-foot side yard setbacks in lieu of the 16 feet required by Section 12.11-C,2 of the L.A.M.C., and a zero-foot rear yard in lieu of the required 20 feet required by Section 12.11-C,3 of the L.A.M.C.;
- 4) Pursuant to Section 16.05 of the L.A.M.C., a Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms; and
- 5) Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (ENV-2015-2895-MND) and Mitigation Monitoring Program for the above referenced project for the above referenced project.

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 the Los Angeles City Planning Department, Expedited Processing Section, [200 North Spring Street, Room 721, Los Angeles, CA 90012 \(attention: Jordann Turner\)](#) or e-mailed to [Jordann.Turner@lacity.org](mailto:Jordann.Turner@lacity.org).

**REVIEW OF FILE:** Case No. **CPC-2015-2893-VZC-HD-CUB-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 Jordann Turner at (213) 978-1365 or e-mail to [Jordann.Turner@lacity.org](mailto:Jordann.Turner@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 or 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.*

**\*Puede obtener información en Español acerca de esta junta llamando al (213) 482-7071\***