

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: Hearing Officer for the City Planning Commission

Case No.: **CPC-2014-4901-DB**

CEQA No.: ENV-2014-4902-CE

Related Cases: N/A

Council No.: CD 13 – O’Farrell

Plan Area: Hollywood

Specific Plan: N/A

Certified NC: Hollywood Hills West

GPLU: Regional Center Commercial

Zone: C4-2D-SN

Date: **Monday, January 23, 2017**

Time: **10:00 A.M.**

Place: City Hall 10th Floor, Room 1020
200 North Spring Street
Los Angeles, CA 90012

Hearing Officer: Mindy Nguyen
Phone No.: (213) 978-1241
E-mail: mindy.nguyen@lacity.org

Applicant: Mehdi Bolour,
Denley Investment and
Management

Representative: Mehdi Bolour,
c/o Las Palmas Realty
Management LLC

PROJECT LOCATION: **1749 North Las Palmas Avenue & 6710 West Yucca Street**, legally described as Lot 5, Arb 2; Block 3; Hollywood Ocean View Tract (see attached map).

PROPOSED PROJECT: Demolition of an existing two-story, 15-unit apartment building and the construction, use and maintenance of a seven-story mixed-use development containing 70 residential units and 3,117 square feet of ground floor retail, measuring 71 feet in height.

REQUESTED ACTION:

1. This Project is categorically exempt from CEQA pursuant to the State CEQA Guidelines, Section 15332.
2. Pursuant to Section 12.22 A.25(g)(3), a 25% Density Bonus for a project totaling 71 residential dwelling units reserving 10 percent, or seven (7) units, for Very Low Income Households, and utilizing the AB 744 parking option, with the following three (3) Off-Menu Incentives (waivers) to allow:

a) A Floor Area Ratio (FAR) of 4.5:1 in lieu of the otherwise maximum permitted FAR of 3:1, as limited per Ordinance No. 165,657;

- b) 39 residential parking stalls and 70 long-term bicycle parking stalls to be located off-site in an adjacent building; and
- c) A 10-foot rear yard setback in lieu of the otherwise 19 feet required.

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. After the hearing, the Hearing Officer will prepare a report, including a recommendation, which will be considered by the City Planning Commission at a later date.

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 Department of City Planning, 200 N. Spring Street, Room 621, Los Angeles, CA 90012 Attention: Mindy Nguyen.

REVIEW OF FILE: The complete file including the application and an environmental assessment is available for public review at the Los Angeles City Planning Department, Central Project Planning, 200 North Spring Street Room 621, Los Angeles, CA 90012 between the hours of 8:00 AM to 4:30 PM, Monday through Friday. Please call or e-mail Mindy Nguyen at (213) 978-1241 or mindy.nguyen@lacity.org, or call Maria Reyes at (213) 278-1160 several days in advance to assure its availability.

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.*

Puede obtener informacion en Espanol acerca de esta junta llamando al (213) 482-7032