

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: February 14, 2017
Time: after 4:30 p.m.*
Place: Los Angeles City Hall
200 N. Spring Street, 10th Floor
Los Angeles, CA 90012

Staff Person: Nuri Cho
Phone No.: 213-978-1177
E-mail: Nuri.Cho@lacity.org

Case No.: DIR-2015-2615-SPP-1A-M1-1A
CEQA No.: ENV-2015-2616-CE
Related Cases: None
Council No.: 13 – O’Farrell
Plan Area: Hollywood
Specific Plan: Vermont/Western SNAP
Subarea: C – Community Center
Certified NC: East Hollywood
GPLU: Community Commercial
Zone: C2-CSA1

**Concerning property at
4975-4977 West Sunset Boulevard**

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 Modification as follows:

Modification to a Project Permit Compliance Review for a change of use from a church to creative office, and the addition of 320 square feet to an existing mezzanine, within a one-story building located in Subarea C of the Vermont/Western Station Neighborhood Area Plan. The Modified Project includes the addition of an outdoor patio area with a trellis and retention of existing stained glass windows.

APPLICANT: Robert Herscu, 4975 Sunset, LLC
APPELLANT: Robert Herscu, 4975 Sunset, LLC

REQUESTED ACTION: **Deny** the Appeal.
Sustain the Determination of the Director of Planning in approving a Modification to a Project Permit Compliance Review for a change of use from a church to creative office, and the addition of 320 square feet to an existing mezzanine, within a one-story building located in Subarea C of the Vermont/Western Station Neighborhood Area Plan. The Modified Project includes the addition of an outdoor patio area with a trellis and retention of existing stained glass windows.

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.*

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