

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF CITY PLANNING COMMISSION HEARING

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:	City Planning Commission	Case Nos.:	CPC-2013-2551-MCUP-DB-SPR
Date:	Thursday, July 28, 2016	CEQA No.:	ENV-2013-2552-EIR
Time:	After 8:30 AM		SCH No. 2013091044
Place:	Van Nuys City Hall Council Chambers 2 nd Floor 14410 Sylvan Street Van Nuys, CA 91401	Incidental Cases:	VTT-72370-CN-1A
		Project Name:	8150 Sunset Boulevard Mixed-Use Project
		Council No.:	4, Honorable – David Ryu
		Plan Area:	Hollywood
Staff Contact:	William Lamborn	Specific Plan:	None
Phone No.:	(213) 978-1470	Certified NC:	Hollywood Hills West
E-Mail:	William.lamborn@lacity.org	GPLU:	Neighborhood Office Commercial
		Zone:	C4-1D
		Applicant:	AG SCH 8150 Sunset Owner, LP
		Representative:	Michael Nytzen, Paul Hastings LLP

PROJECT LOCATION: 8148-8182 West Sunset Boulevard; 1438-1486 North Havenhurst Drive; 1435-1443 North Crescent Heights Boulevard.

PROJECT PROPOSED: The project, as approved by the Advisory Agency on June 23, 2016, proposes the construction of a mixed-use development that includes approximately 65,000 square feet of commercial retail and restaurant uses, 249 residential units of which 28 will be set aside for Very Low Income households, and 820 parking spaces within four subterranean and semi-subterranean levels. The project site is currently occupied by two commercial buildings and associated parking, all of which would be removed to allow for the project.

REQUESTED ACTION:

The City Planning Commission will consider:

Appeals of the Deputy Advisory Agency's approval of Vesting Tentative Tract No. 72370-CN, including:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, certification of the **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2013-2552-EIR, SCH No. 2013091044;
2. Pursuant to Section 17.03 of the Los Angeles Municipal Code (LAMC), **Vesting Tentative Tract Map No. 72370-CN**, located at 8148-8182 West Sunset Boulevard; 1438-1486 North Havenhurst Drive; 1435-1443 North Crescent Heights Boulevard, consisting of **one master lot and 10 air space lots** for the development of **249 residential dwelling units, including 28 units set-aside for Very Low Income households, and 65,000 square feet of commercial uses**, as shown on map stamp-dated April 13, 2016 in the Hollywood Community Plan.

APPLICANT: AG SCH 8150 Sunset Owner, LP

APPELLANTS: (1) Laura Lake, Fix the City
 (2) JDR Crescent, LLC; IGI Crescent, LLC
 (3) Scott Lunceford, City of West Hollywood
 (4) Susane Manner

CPC-2013-2551-MCUP-DB-SPR

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, review and consider the adequacy of the previously certified Environmental Impact Report (EIR), ENV-2013-2552-EIR, SCH No. 2013091044, including the Environmental Findings, Project Design Features, Mitigation Monitoring Program, and Statement of Overriding Considerations.
2. Pursuant to LAMC Section 12.24-W,1, a **Master Conditional Use** for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with four restaurant/dining uses, and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a grocery store;
3. Pursuant to LAMC Section 12.22-A,25(c), a **Density Bonus** setting aside 11% (28 units) of the total units for Very Low Income Households, and the utilization of **Parking Option 1** to allow one on-site parking space for each residential unit of zero to one bedrooms, two on-site parking spaces for each residential unit of two to three bedrooms, and two-and-one-half on-site parking spaces for each residential unit of four or more bedrooms. The applicant is requesting two **Off-Menu Affordable Housing Incentives** as follows:
 - a. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow the lot area including any land to be set aside for street purposes to be included in calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05; and
 - b. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow a 3:1 Floor Area Ratio for a Housing Development Project in which 50% of the commercially zoned parcel is located within 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC Section 12.22-A,25(f)(4)(ii); and
4. Pursuant to Section 16.05 of the LAMC, **Site Plan Review** for a project which creates or results in an increase of 50 or more dwelling units and 50,000 gross square feet of nonresidential floor area.

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 the Los Angeles City Planning Department, Commission Office, 200 N. Spring Street, Room 532, Los Angeles, CA 90012 (attention: James K. Williams, James.K.Williams@lacity.org).

REVIEW OF FILE: VTT-72370 and CPC-2013-2551-MCUP-DB-SPR, including the application, environmental assessment, and appeals (VTT-72370-CN-1A), are available for public inspection at this location between the hours 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call William Lamborn at (213) 978-1470 (william.lamborn@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.*



LOS ANGELES
 201 N. LOS ANGELES ST., STE. 13A
 LOS ANGELES, CA 90012
 TEL: (213)617-9600, FAX: (213)617-9643

VAN NUYS
 14540 SYLVAN ST.
 VAN NUYS, CA 91411
 TEL: (818) 779-8866, FAX: (818) 779-8870

CONTRACT

CASE NUMBER: VTT-72370-CN, CPC-13-2551-CUB-DB-SPR **BTCID:** LA16-618
REFERENCE: LA16-289/LA13-589 **DATE:** 7/14/2016
SITE ADDRESS: 8148-8182 W. SUNSET BLVD.
AUTHORIZED BY: WINSTON

DESCRIPTION OF SERVICES AND FEES:

Labels and Mailing Preparation - Number	0	x \$1.77	
Mailing Only - Number	0	x \$1.42	
Appeals - Number		x \$1.52	
Posting of Site - Number of signs	1	x \$75.00 (1 st)	\$195.00
	2	x \$60.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$12.20
All Weather Posting (optional)		\$20.00	
Removal of Signs (optional)	0	\$50.00	

TOTAL DUE: \$195.00

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"

Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.

x *[Signature]*

The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).

x *[Signature]*

Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices.

x *[Signature]*

If instructed by the city that your case has gone to appeal, we will immediately mail out per city instructions. The cost of mail and processing of \$1.52/label, is immediately due to us from you. It is to be paid within 10 days. If we do not receive payment within 10 days, a 10% a month (starting after 10 days) fee will be charged and due.

x *[Signature]*

Signature: *[Signature]*

Telephone: (213) 683-5713

Print Name: AG-SCH 8150 SUNSET BLVD./MICHAEL NYTZEN

Refunds and Credits only valid one year from the original filing date.



PAID

7-14-16

CNH 2595