



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
☒ Interested Parties/Others

Public Hearing: This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. 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 communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Notice of Availability: An Environmental Impact Report (EIR) has been prepared to assess potential environmental impacts of the proposed project, as described below. The 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 46-day public review period from October 20, 2016 to December 5, 2016. The Final EIR was released on January 26, 2018, and includes a response to comments and text revisions to the Draft EIR based on input received. 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 decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

Project Site: 5509-5529 West Sunset Boulevard; 1505-1535 North Western Avenue; and 5518 West Harold Way, Los Angeles, CA 90028

Case Nos.: ZA-2015-2903-MCUP-SPP-SPPA-DB-SPR

Council No: 13 - O'Farrell

CEQA No.: ENV-2015-2448-EIR, SCH. No. 2015091003

Related Case(s): none

Hearing Held By: Zoning Administrator

Plan Area: Hollywood

Date: February 21, 2018

Zone: C2-1

Time: 10:30 a.m.

Plan Overlay: Vermont/Western Transit
Oriented District Specific Plan

Place: Los Angeles City Hall, Room 1020
200 N. Spring St. Los Angeles, CA 90012
(Please use the 201 N. Main Street
entrance)

Land Use: Highway Oriented Commercial
Applicant: Metropolitan View Properties, LP

Staff Contact: Milena Zasadzien, City Planner
200 N. Spring St., Room 750
Los Angeles, CA 90012
milena.zasadzien@lacity.org
(213) 978-1360

Representative: Joel Miller / PSOMAS

PROPOSED PROJECT:

The Sun West Project is a proposed mixed-use development involving up to 293 dwelling units (including 25 dwelling units set aside for Very Low Income households) and 33,980 square feet of ground-floor commercial uses (including 25,090 square feet of grocery store, 3,200 square feet of restaurant, 4,700 square feet of retail, and 990 square feet of leasing office uses) on a 2.22-acre site. The building would include five stories of residential apartments above a podium comprised of ground-level commercial uses and two stories of parking, and two additional levels of subterranean parking. Maximum building height would reach 80 feet. The Project includes the demolition and removal of the existing 26,457-square-foot commercial building, covered storage areas, and associated surface parking.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, ENV-2015-2448-EIR (SCH No. 2015091003), dated October 2016, and the Final EIR, dated January 2018 (Sun West Project EIR), as well as the whole of the administrative record;
2. Pursuant to Section 12.24-W.1 of the Los Angeles Municipal Code, a **Master Conditional Use Permit** to allow for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at two restaurant establishments and off-site consumption at one grocery store establishment;
3. Pursuant to Section 11.5.7-C of the Municipal Code, a **Project Permit Compliance** for the Vermont/Western Transit Oriented District Specific Plan (Ordinance No. 173,749);
4. Pursuant to Section 11.5.7-E.2a of the Municipal Code, a **Project Permit Adjustment** from the provisions of Section 9.G.1 of the Vermont/Western Transit Oriented District Specific Plan, to allow a minimum Pedestrian Throughway height of 10 feet in lieu of a minimum height of 12 feet;
5. Pursuant to Section 12.22 A25(g)(2) of the Municipal Code, a **Density Bonus Compliance Review** for a Density Bonus Housing Development Project with 293 residential units, setting aside at least 10 percent (25 units) of its by-right units (242 units) as Very Low Income Restricted Affordable Units, and requests for the following two **On-Menu Affordable Housing Incentives**:
 - a. an increase in the maximum Floor Area Ratio (FAR) to allow a 3.3:1 FAR in lieu of a 3:1 FAR;
 - b. an increase in the maximum building height to allow a height of 80 feet in lieu of 75 feet;
6. Pursuant to Section 16.05 of the Municipal Code, a **Site Plan Review** for a development project that creates 50 or more dwelling units and/or 50,000 gross square feet of non-residential floor area.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file, including the Final Environmental Impact Report (FEIR) or the documents referenced in the EIR, are available for public inspection between the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.** Copies of the FEIR are also available at the following Library Branches:

- Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- Frances Howard Golden Library, 1623 North Ivar Avenue, Los Angeles, CA 90028
- Will and Ariel Durant Branch Library, 7140 West Sunset Boulevard, Los Angeles, CA 90046
- John C. Fremont Branch Library, 6121 Melrose Avenue, Los Angeles, CA 90038
- Wilshire Branch Library, 149 North St. Andrews Place, Los Angeles, CA 90004
- Los Feliz Branch Library, 1874 Hillhurst Avenue, Los Angeles, CA 90027
- Cahuenga Branch Library, 4591 Santa Monica Boulevard, Los Angeles, CA 90029

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Decision-makers such as Associate Zoning Administrators or Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

Regular Submissions - Matters before an Associate Zoning Administrator (AZA) or Hearing Officer: Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original** plus **(3) copies**, and follow the size guidelines above.

Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

Non-Complying Submissions - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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 services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.



- LEGEND:
- [C] ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
 - [B] ON-SITE CONSUMPTION OF BEER AND OR WINE
 - [A] OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
 - [B] OFF-SITE CONSUMPTION OF BEER AND OR WINE

LEGAL: LOTS 2-4, 12, & 21-25, AND PORTION OF LOTS 1, 14, & 5, TRACT NO. 3367. (SEE APPLICATION)

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850

CONDITIONAL USE - A.B.
PROJECT PERMIT COMPLIANCE
PROJECT PERMIT ADJUSTMENT
SITE PLAN REVIEW
DENSITY BONUS COMPLIANCE REVIEW

2.23 NET AC.

C.D. 13
C.T. 1905.10
P.A. HOLLYWOOD

CASE NO.
DATE: 01-11-2018
SCALE: 1" = 100'
USES FIELD
D.M. 148.5 A 193,
147 A 193
T.B. PAGE: 593 GRID: H-4