



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
City Hall 200 North Spring Street Los Angeles CA 90012  
**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:** ☒ Interested Parties/Others

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. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer or Deputy Advisory Agency may 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.**

**Project Site:** **East Site: 7500–7528 W. Sunset Boulevard / 1444–1456 N. Sierra Bonita Avenue, Los Angeles, CA 90046. APN: 5550-025-014.**

**West Site: 7550-7580 W. Sunset Boulevard / 1451 N. Sierra Bonita Avenue / 1442–1462 N. Curson Avenue, Los Angeles, CA 90046. APNs: 5550-026-003, 5550-026-004, and 5550-026-023.**

**The two adjacent sites (bisected by N. Sierra Bonita Avenue) together comprise 1.64 acres along Sunset Boulevard in Hollywood, and are bounded by N. Curson Avenue to the west; Sunset Boulevard to the north; N. Gardner Street to the east; and multi-family residential uses to the south.**

**Case Nos.:** CPC-2014-2264-DB-MCUP-SPR;  
VTT-74265

**CEQA No.:** ENV-2014-1707-EIR

**Hearing Held By:** Hearing Officer and Deputy Advisory Agency

**Date:** **Wednesday, June 27, 2018**

**Time** **9:30 a.m.**

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

**Staff Contact:** Sergio Ibarra, City Planner  
221 N. Figueroa St, Suite 1350  
Los Angeles, CA 90012  
sergio.ibarra@lacity.org  
(213) 847-3633

**Council No:** 4 – Ryu

**Related Case(s):** None

**Plan Area:** Hollywood

**Existing Zones:** C4-1D

**Proposed Zone:** Same

**Plan Overlay:** None

**Existing Land Use:** Neighborhood Office  
Commercial

**Proposed Land Use:** Same

**Applicant:** Faring Capital

**Representative:** Armbruster Goldsmith & Delvac  
LLP – Mark Armbruster

**PROPOSED PROJECT:**

The overall project site is currently developed with 39,939 square feet of low-rise commercial uses and surface parking. All existing on-site uses would be removed to implement the project. The project includes 213 multi-family residential units (82 in the east site and 136 in the west site, including 8 and 12 very low income units) totaling approximately 173,204 square feet of residential floor area, and approximately 30,000 sf of ground floor commercial retail uses, including up to 10,000 square feet of restaurant uses. The building proposed for the West Site would be up to 66 feet, 9 inches, while the building proposed for the East Site would be up to 65 feet in height. A total of 462 parking spaces would be provided within

subterranean parking levels and an enclosed at-grade parking level at both the West and East Sites. The project's overall floor-to-area ratio (FAR) would be approximately 2.91:1.

#### REQUESTED ACTION(S):

The Deputy Advisory Agency will consider:

##### ENV-2014-1707-EIR:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the Certification and Adoption of **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2014-1707-EIR (SCH No. 2014111007);

##### VTT-74265:

2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.15, Vesting Tentative Tract Map No. 74265 for a subdivision consisting of six airspace lots; and approval of a haul route.

On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding:

##### ENV-2014-1707-EIR:

1. The Hearing Officer will take testimony regarding the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, ENV-2014-1707-EIR (SCH No. 2014111007), dated June 2016, and the Final EIR, as well as the whole of the administrative record.

##### CPC-2014-2264-DB-MCUP-SPR:

2. Pursuant to LAMC Section 12.22-A,25(g)(2), a **Density Bonus Compliance Review** for a project providing an affordable housing component to utilize a 24 percent density bonus (project qualifies for a 35 percent density bonus) pursuant to the project's restriction of 20 units (11 percent set-aside) for Very Low Income households and utilize Parking Option No. 1 pursuant to LAMC Section 12.22-A,25(d);
  - a. Utilize an off-menu density bonus waiver of development standards to provide relief from Ordinance No. 164,712 in order to achieve a FAR of up to 3:1 across the project sites; and
  - b. Utilize an off-menu density bonus waiver of development standards to allow the averaging of FAR, density, parking, and open space, and to allow vehicular access, across two non-contiguous properties.
3. Pursuant to LAMC Section 12.24-W,1, a **Master Conditional Use** to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption for a maximum of five establishments, and off-site consumption for one establishment, and
4. Pursuant to LAMC Section 16.05, **Site Plan Review** for a project that would result in an increase of 50 or more dwelling units.

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-makers 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.

At the Hearing, the Advisory Agency may make a decision on the Vesting Tentative Tract Map component of the project or may place the Tract Map under advisement. After the hearing, the Hearing Officer will prepare a report, including a recommendation, on the Density Bonus, Master Conditional Use, and Site Plan Review components of the project, which will be considered by the initial decision maker, the City Planning Commission, at a to be determined date. If you would like to be notified of the City Planning Commission meeting date, please contact the staff planner listed above to receive future notices or for a copy of the recommendation report, which is released approximately one week prior to the scheduled City Planning Commission meeting.

---

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

#### GENERAL INFORMATION

**FILE REVIEW** - The complete file, or the documents referenced in the EIR is available for public inspection between the hours of 8:30 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:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) F.H. Goldwyn Hollywood Regional Library—1623 N. Ivar Ave., Hollywood, CA 90028
- 3) John C. Fremont Branch Library—6121 Melrose Ave., Hollywood, CA 90038
- 4) Will and Ariel Durant Branch Library—7140 Sunset Blvd., Hollywood, CA 90046

**DIVISION OF LAND** – Please note that the Vesting Tentative Tract Map Staff Report will be available on-line seven (7) days prior to the public hearing and will be accessible at [planning.lacity.org](http://planning.lacity.org), by selecting "Commissions & Hearings". Staff Reports are hyperlinked to the case numbers on the hearing schedule.

**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. Any materials submitted to the Department 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** - 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 Hearing Officer or Deputy Advisory Agency 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 Hearing Officer or Deputy Advisory Agency 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 auxiliary aids and/or services may be provided upon request. 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](mailto: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.

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. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may 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.**

