

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 are an occupant residing 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: City Planning Commission

Date: Thursday, January 26, 2017

Time: after 8:30 a.m.*

Place: Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

Staff Contact: May Sirinopwongsagon
Phone No.: (213) 978-1372
E-mail: may.sirinopwongsagon@lacity.org

Case No.: CPC-2016-270-VZC-HD-CUB-SPR

CEQA No.: ENV-2016-4313-MND

Incidental Cases: VTT-74735

Related Cases: N/A

Council No.: 13

Plan Area: Hollywood

Specific Plan: N/A

Certified NC: Central Hollywood

GPLU: Regional Center Commercial

Zone: C4-2D / (T)(Q)C4-2D

Proposed Zone: [Q]C2-2D

Applicant: 6516 Tommie Hotel, LLC

Representative: Dana Sayles, AICP /
Three6ixty

PROJECT LOCATION: 6516-6526 West Selma Avenue

PROPOSED PROJECT: The demolition of an existing surface parking lot and the construction of an eight (8) story, approximately 95-foot tall, 79,621 square foot mixed-use building consisting of a 212-guest room hotel with guest amenities, and ground-floor and rooftop bars/lounges for hotel guests and accessible to the public. A total of 205 automobile parking spaces and 52 bicycle parking spaces will be provided within four (4) levels of a subterranean parking structure. Amenities include common areas such as bar/lounge, fitness center, and rooftop pool. Live entertainment is proposed as part of the ground-floor and rooftop bars/lounges.

REQUESTED ENTITLEMENTS: The City Planning Commission will consider:
1) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the

- Mitigated Negative Declaration (ENV-2016-4313-MND) for the above referenced project;
- 2) Pursuant to Sections 21081.6 and 15097 of the California Public Resources Code and CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2016-4313-MND;
 - 3) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32-F and Q, a Vesting Zone Change and Height District Change from C4-2D / (T)(Q)C4-2D to [Q]C2-2D;
 - 4) Pursuant to LAMC Section 12.24-W,1, a Conditional Use Permit for the on-site sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the 79,621-square foot mixed-use building, consisting of:
 - a. in-room mini bars/portable bars within the proposed 212 guest rooms;
 - b. ground-floor bar, lounge, outdoor courtyard and dining areas;
 - c. rooftop bar and lounge; and
 - 5) Pursuant to LAMC Section 16.05, Site Plan Review for the construction, use, and maintenance of 50 or more guest rooms.

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 the Los Angeles City Planning Department, Expedited Processing Section, [200 North Spring Street, Room 763, Los Angeles, CA 90012](#) (attention: May Sirinopwongsagon) or e-mailed to May.Sirinopwongsagon@lacity.org.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.

Written submissions are governed by Rule 10 of the Los Angeles City Planning Commission Rules and Operating Procedures, a copy of which is posted online at http://planning.lacity.org/Forms_Procedures/CPCPolicy.pdf. Day of hearing submissions (20 copies must be provided) are limited to 2 pages plus accompanying photographs. 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 CPC, and will not be included in the official administrative record for the item at issue.

REVIEW OF FILE: Case No. **CPC-2016-270-VZC-HD-CUB-SPR**, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call May Sirinopwongsagon at (213) 978-1372 or e-mail to may.sirinopwongsagon@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.*

Puede obtener información en Español acerca de esta junta llamando al (213) 482-7082