

**City of Los Angeles
Department of City Planning**

Affidavit of Mailing

Case Number: CPC-2014-4705; VTT-73718-1A

This Affidavit concerns (check one of the following):

Notice of Public Hearing / Courtesy Notice

Staff Report / Appeal Staff Report

Determination / Letter of Decision (LOD)

I, Darlene Navarrete, certify that I am an employee of the City of Los Angeles,
on September 3, 2020 mailed, postage prepaid, to the applicant
(Date)

and all parties required by the Municipal Code, as indicated below, on the case indicated above, a true copy of which is attached:

Notice of Public Hearing / Courtesy Notice

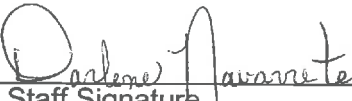
Check Recipients Below:

- Owner, Applicant and Representative
- Abutting Property Owners
- Abutting Property Owners and Tenants
- 500-foot Radius
- HPOZ or DRB Board
- Council Office No. _____
- Certified Neighborhood Council
#52
- 100-foot Coastal Notice
- Group Coastal Notice
- State Coastal Commission
- Adjacent City/ies
- Los Angeles Unified School District
- Caltrans
- Other Interested Parties

**Staff Report / Appeal Staff Report/
Determination / Letter of Decision**

Check Recipients Below:

- Owner, Applicant and Representative
- Abutting Property Owners
- Abutting Property Owners and Tenants
- Persons who signed in at the hearing
- Persons who requested notice in writing
- Council Office No. _____
- Certified Neighborhood Council
- _____
- Department of Building and Safety
- Community Redevelopment Agency
- Other _____


Staff Signature

Scoping Meeting Attendees

Brianna Shumway
1765 N. Vista del Mar Avenue
Los Angeles, CA 90028

Vilia Zemaitaitas
1761-1763 North Vista del Mar Ave
Los Angeles, CA 90028

Vilia Zemaitaitas
1761-1763 North Vista del Mar Ave
Los Angeles, CA 90028

Vilia Zemaitaitas
531 N. Kenwood Avenue, #301
Glendale, CA 91206

Mariana Vargas
6220 Yucca Street, #A
Hollywood, CA 90078

Luis Saldivar
6220 Yucca Street, #A
Hollywood, CA 90078

Interested Parties and Commenters on
the NOP

Alan Lee
6255 Hollywood Boulevard
Los Angeles, CA 90028

Romas Vilia and Marie Zemaitaitis
2227 Meadow Valley Terrace
Los Angeles, CA 90030

Erin Thomas and Danai Z.
1760 Argyle Avenue
Los Angeles, CA 90028

John Girodo
1929 Whitley Avenue, #508
Los Angeles, CA 90068

Argyle Civic Association
P.O. Box 1481
Hollywood, CA 90028

Sylvie Shain
P.O. Box 995
Los Angeles, CA 90078

Wilbert Roberts / Tracy Cahill
6218 Yucca Street
Los Angeles, CA 90028

Donald Rhine
2244 North Gower Street
Los Angeles, CA 90068

George Abrahams
3150 Durand Drive
Los Angeles, CA 90068

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

Bradley Scott Telling
6220 Yucca Street, Apartment C
Los Angeles, CA 90028

John Walton Senterfit, RN, MPH, PhD
1659 Rodney Drive
Los Angeles, CA 90027

Seja Patel
1756 Argyle Avenue, Apt C
Los Angeles, CA 90028

Argyle Civic Association
Ishmael Arrendondo, President
P.O. Box 1935
Hollywood, CA 90078

Rachel Torres
Unite Here Local 1 i
464 S. Lucas Avenue, Suite 201
Los Angeles, CA 90017

CREED LA
501 Shatto Place, Suite 200
Los Angeles, CA 90020

Scott Morgan
State Clearinghouse
Office of Planning & Research
1400 10th St.
Sacramento, CA 95814

Adrian Scott Fine
LA Conservancy
523 W. 6th Street, Suite 826
Los Angeles, CA 90014



DEIR COMMENTERS

Margaret Isied, MPH
South Coast Air Quality Management
District
21865 Copley Drive
Diamond Bar, CA 91765

Lijin Sun J.D.
South Coast Air Quality Management
District
21865 Copley Drive
Diamond Bar, CA 91765

Alan Lin, P.E.
Department of Transportation
District 7, Office of Transportation
Planning, Mail Station 16
100 South Main Street
Los Angeles, CA 90012

Miya Edmonsom
Department of Transportation
District 7, Office of Trans. Planning
Mail Station 16
100 South Main Street
Los Angeles, CA 90012

Cassie Truong
Transit Oriented Communities
Metro Development Review
One Gateway Plaza
MS 99-22-1
Los Angeles, CA 90012-2952

Shine Ling, AICP
Transit Oriented Communities
Metro Development Review
One Gateway Plaza
MS 99-22-1
Los Angeles, CA 90012-2952

Frances Howard Goldwyn –
Hollywood Regional Library
1623 North Ivar Avenue
Los Angeles, CA 9002

Dont Rhine
2244 North Gower Street
Los Angeles, CA 90068

Edwin Mantanico
1325 Gabriel Garcia Marquez St., Apt.
B
Los Angeles, CA 90033

Jodi Chang
7050 Waring Ave., Apt. 5
Los Angeles, CA 90038

JoAnn Paolantonio
155 S. Manhattan Pl., Apt 14
Los Angeles, CA 90004

Michael Lopez
5439 Russell Ave. #12,
Los Angeles, CA 90027

Nadia Sadeghpour
2700 Cahuenga Blvd.,
Los Angeles, CA 90068

Norman Kemble
320 S. Hobart Blvd.,
Los Angeles, CA 90020

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5119 Maplewood Ave., #217
Los Angeles, CA 90004

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3127 Livonia Avenue
Los Angeles, CA 90034

Aaron Sandnes
141 South Sycamore Avenue
Los Angeles, CA 90036

Starr Scesniak
1837 N La Brea Avenue, #1
Los Angeles, CA 90046

Vilija, Romas, and Marjia Zemaitaitis
1763 Vista Del Mar
Playa Del Rey, CA 90293

Robert Mori
419 South Cloverdale Avenue
Los Angeles, CA 90036

L.A. Tenants Union,
Wilmington/Southbay Local
P.O. Box 27354
Los Angeles, CA 90027

Hollywood Heritage
P.O. Box 2586
Hollywood, CA 90078

Hollywood United Neighborhood Council
Certified Neighborhood Council #52
P.O. Box 3272
Los Angeles, CA 90078

J.H. McQuiston, P.E.
McQuiston Associates
6212 Yucca Street
Los Angeles, CA 90028

Dean Wallraff, Kate Unger, Liza
Brereton
Advocates for the Environment
10211 Sunland Blvd.
Shadow Hills, CA 91040

Susan Hunter and Shauna Johnson
Yucca Association
6500 Sunset Blvd.
Los Angeles, CA 90028

Sejal Patel
Yucca Argyle Tenants Association
1756 Argyle Avenue, Apt C
Los Angeles, CA 90028





Erik Van Breene
Los Angeles Conservancy
523 West Sixth Street, Suite 826
Los Angeles, CA 90014

Colin Beckett
1332 North Sycamore Avenue
Los Angeles, CA 90028

WL Yucca Argyle Owner A, LLC (O)
11620 Wilshire Blvd., Suite 1150
Los Angeles, CA 90025

Greg Beck (A)
Riley Realty LP
11620 Wilshire Blvd., Suite 1150
Los Angeles, CA 90025

Kyndra Casper (R)
DLA Piper, LLP
550 S. Hope Street, Suite 2400
Los Angeles, CA 90071



ADVICE TO PUBLIC

If you wish to provide written comments to the Commission, please abide by the following policy:

REQUIREMENTS FOR SUBMISSION OF MATERIALS

Initial Submissions – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on this announcement.

Secondary Submissions - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than 48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting). Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on this announcement.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on this announcement.

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. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions, Boards & Hearings" and selecting the specific Commission.

PUBLIC MEETING



ANNOUNCEMENT

This courtesy notice is sent to you because you attended an initial hearing or you have requested to be notified on this matter. All interested persons are invited to attend the meeting where you may listen, ask questions, and/or present testimony regarding the requested actions and or the project. The environmental document will be among the matters considered at the meeting.

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

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
COMMISSION OFFICE
(213) 978 - 1300

Los Angeles Department of City Planning
200 North Spring Street, Room 272
Los Angeles, CA 90012



MEETING INFORMATION

MEETING HELD BY:

City Planning Commission

DATE:

09/24/2020

TIME:

After 8:30 a.m.

PLACE:

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting cpc@lacity.org

PUBLIC HEARINGS PREVIOUSLY HELD:

Hearing Officer and Deputy Advisory Agency

Hearing held August 19, 2019

The recommendation reports with exhibits will be available on-line no later than seven (7) days prior to the Commission Meeting and will be accessible on-line at planning.lacity.org by selecting "About", then "Commissions, Boards & Hearings". Reports are hyperlinked to the case numbers included in the agendas.

STAFF CONTACT:

alan.com@lacity.org

213-847-3633

cpc@lacity.org

PROJECT INFORMATION

PROJECT LOCATION:

1756, 1760 North Argyle Avenue; 6210-6224 West Yucca Street; and 1765, 1771, 1777, and 1779 North Vista Del Mar Avenue

CASE NO.

CPC-2014-4705; VTT-73718-1A

CEQA NO.

ENV-2014-4706-EIR

COUNCIL DISTRICT:

13 - O'Farrell

ZONE:

C4-2D-SN, R4-2D, and [Q]R3-1XL

PLAN AREA:

Hollywood

LAND USE:

Regional Center Commercial

PLAN OVERLAY:

Hollywood Redevelopment Plan,
Hollywood Signage Supplemental Use District

APPLICANT:

Riley Realty, L.P.

REPRESENTATIVE:

Kyndra Casper, DLA Piper, LLP.

PROJECT DESCRIPTION

The construction and operation of a mixed-use development, with up to 316,948 square feet of floor area, within a new 30-story tower (Building 1) and two existing one- and two-story single-family buildings (1765 and 1771 Vista Del Mar Avenue) on an approximately 1.16-acre (net area) site. Building 1 would include up to 269 multi-family residential units (17 of which would be set aside for Very Low Income households) and approximately 7,760 square feet of commercial/restaurant uses. Five levels of subterranean and above-ground automobile parking would be located within the podium structure of Building 1 and surface parking would be provided for the two single-family residences. Four existing residential buildings containing 40 residential units would be removed from the Project Site. The Project is an Environmental Leadership Development Project (ELDP).

The Commission will also consider appeals of the entire decision of the Deputy Advisory Agency by the Aids Healthcare Foundation, Los Angeles Tenants Union, and J.H. McQuiston for related Vesting Tentative Tract Map (Case No. 73718-1A) for the merger and resubdivision of four lots into one master ground lot for condominium purposes and five airspace lots, and a Haul Route for the export of 23,833 cubic yards of soil.