

(When required)

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PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of Los Angeles) ss

Notice Type: HRG - NOTICE OF HEARING

Ad Description:
CPC 2015-2025

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the LOS ANGELES DAILY JOURNAL, a newspaper published in the English language in the city of LOS ANGELES, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 04/26/1954, Case No. 599,382. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

04/19/2018

Executed on: 04/19/2018
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Handwritten signature of Julia Amanti

Signature



This space for filing stamp only

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DJ#: 3123010

NOTICE OF PUBLIC HEARING
CASE NOS. CPC-2015-2025-DB-MCUP-
CU-SPR;
CPC-2016-4927-DA; VTT-73568
AND
ENV-2015-2026-EIR, SCH NO.
2015101073
COUNCIL DISTRICT 13

PLACE: Los Angeles City Hall, 200
North Spring Street, Room 350, Los
Angeles, CA 90012

TIME: May 15, 2018, 9:00 a.m.
APPLICANT: Bill Myers, CRE-HAR
Crossroads SPV, LLC
REPRESENTATIVE: Kyndra J. Casper,
DLA Piper, LLP
PROPERTY INVOLVED: 1540-1552
Highland Avenue; 6700-6760 Selma
Avenue; 6663-6675 Selma Avenue; 6660
Selma Avenue; 1543-1553 McCadden
Place; 1542-1546 McCadden Place;
1501-1573 Las Palmas Avenue; 1500-
1570 Las Palmas Avenue; 1600-1608
Las Palmas Avenue; 6665-6713 1/2 Sunset
Boulevard

STAFF CONTACT: Alejandro Huerta,
(213) 847-3674 or
alejandro.huerta@lacity.org

PROPOSED PROJECT: The Project
would retain and rehabilitate Crossroads
of the World and the former Hollywood
Reporter Building and remove all other
existing uses on the Project Site and
construct a mixed-use development that
would include eight mixed-use buildings
with residential, hotel, commercial/retail,
entertainment and restaurant uses, and a
stand-alone, one-story commercial/retail
building on the eastern edge of the
Crossroads of the World complex. Upon
buildout, the Project (including retention of
the Crossroads of the World complex and
the former Hollywood Reporter Building)
would include approximately 1,381,000
square feet of floor area, consisting of 950
residential units (11 percent, or 105 units,
for Very Low Income Households), 308
hotel rooms, and approximately 190,000
square feet of commercial uses. The
proposed floor area ratio (FAR) would be
approximately 3.81:1 averaged across the
Project Site.

REQUESTED ACTIONS:
The Deputy Advisory Agency will
consider:

ENV-2015-2026-EIR:

1. The Deputy Advisory Agency shall
consider the information contained in the
Environmental Impact Report prepared
for this project, which includes the Draft
EIR, No. ENV-2015-2026-EIR (SCH No.
2015101073) dated May 11, 2017, and
the Final EIR (Crossroads Hollywood
EIR), as well as the whole of the
administrative record.

VTT-73568:

2. Pursuant to Los Angeles Municipal
Code (LAMC) Sections 17.15 and 12.22-
C.27, Vesting Tentative Tract Map No.
73568 for the merger and subdivision
for 5 ground lots and 30 airspace lots, 950
residential apartments, 308 key hotel,
190,000 square feet of commercial use
(68,000 square feet of commercial is
existing), phased unit map recorded in up
to 5 separate phases.

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

ENV-2015-2026-EIR:

3. The City Planning Commission shall
consider the information contained in the
Environmental Impact Report prepared
for this project, which includes the Draft
EIR, No. ENV-2015-2026-EIR (SCH No.
2015101073) dated May 11, 2017, and
the Final EIR (Crossroads Hollywood
EIR), as well as the whole of the
administrative record.

CPC-2015-2025-DB-MCUP-CU-SPR:

4. Pursuant to Los Angeles Municipal
Code (LAMC) Section 12.22-A.25, a
Density Bonus Compliance Review,
(reserving 11 percent, or 105 units, for
Very Low Income Households, and
utilizing Parking Option 1, seeking the
following incentives:

a. Pursuant to LAMC Section 12.22-
A.25(F), an On-Menu Incentive to permit
a 35 percent increase in the maximum
allowable Floor Area Ratio (FAR) from 2:1
to 2.7:1 FAR (for the C4-2D-SN portion of
the site and Parcel E1) and from 3:1 to
4.05:1 FAR (for the C4-2D portion of the
site).

b. Pursuant to LAMC Section 12.22-
A.25(F), an On-Menu Incentive to permit
the averaging of floor area for an average
FAR of approximately 3.26:1 across the
site, density, parking and open space on
two or more contiguous lots and
permitting vehicular access from a less
restrictive zone to a more restrictive zone.
c. Pursuant to LAMC 12.22-A.25(G), a
Waiver of Development Standard (Off-
Menu) to permit an approximately 16.51
percent increase of 3.8:1 FAR in lieu of
approximately 3.26:1 FAR averaged
across the site.

5. Conditional Uses to permit:

a. Pursuant to LAMC Section 12.24-W.1,
a Master Conditional Use a to permit the
on-site and off-site sale, dispensing and
consumption of a full line of alcoholic
beverages in connection with a total of 22
establishments associated with the
Project's proposed hotel and commercial
uses; and

b. Pursuant to LAMC 12.24-W.18, a
Master Conditional Use to permit eight
uses with public dancing and live
entertainment.

6. Pursuant to LAMC Section 12.24-U.14,
a Major Development Project
Conditional Use Permit for a project
creating 250 or more hotel guest rooms.

7. Pursuant to LAMC Section 16.05, a
Site Plan Review for a project resulting in
an increase of 50 or more dwelling units.
CPC-2016-4927-DA:

8. Pursuant to California Government
Sections 65865-68869.5, the Project
Applicant seeks to enter into a
Development Agreement with the City of
Los Angeles.

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: Written
communications may be mailed to the Los
Angeles City Planning Department, Major
Projects Section, 221 N. Figueroa St.,
Suite 1350, Los Angeles, CA 90012

(attention: Alejandro Huerta,
alejandro.huerta@lacity.org).
REVIEW OF FILE: CPC-2015-2025-DB-
MCUP-CU-SPR; CPC-2016-4927-DA;
VTT-73568 and ENV-2015-2026-EIR,
including the application and
environmental assessment are available
for public inspection at this location
between the hours 9:00 a.m. to 4:00 p.m.,
Monday through Friday. Please call
Alejandro Huerta at (213) 847-3674
(alejandro.huerta@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 estos 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.*

4/19/18

DJ-3123010#