



CITY OF LOS ANGELES - DEPARTMENT OF CITY PLANNING

## SUBDIVISIONS (AND HEARING OFFICER)

WEDNESDAY, AUGUST 26, 2020

### VIRTUAL HEARING INSTRUCTIONS

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Office of Zoning Administration Public Hearing will be conducted entirely telephonically.

Members of the public who wish to offer public comment on items on the agenda should call (213) 338-8477 and use Meeting ID No. 924 8586 5202 and then press the pound sign (#).

You will be automatically muted when entering the meeting.

Please note that meetings may run longer than expected. Periodically throughout the hearing, staff will note what item on the agenda is currently being heard.

To comment on an agenda item, press \*9 to "raise your hand" virtually following the Deputy Advisory Agency or Hearing Officer calling the item.

Planning Staff will call upon speakers using the last four digits of the phone number, if available. Each speaker's audio will be unmuted as they are called upon. Speakers typically are given 1-2 minutes to speak and at the end of the specified time limit for public comment, you will hear a buzzer sound or a verbal indicator and Planning Staff will ask you to wrap up your remarks. Soon thereafter, your audio will again be muted and Planning Staff will move on to the next speaker.

For additional information on the virtual meeting format, please visit: <https://planning.lacity.org/about/oz-a-virtual-instructions>

If applicable, meeting presentations and other relevant documents will be made available at the following link 72 hours before the hearing: <https://tinyurl.com/shared-drive>

Please fill out the following [Interested Parties Form](#) if you wish to be notified when a decision on an item on the agenda is rendered. Please include the relevant case number and staff contact in your submission. <https://tinyurl.com/interested-parties>

ITEM NO.	APPROXIMATE TIME	CASE NO.	CD	OWNER / ENGINEER	PROPERTY ADDRESS / COMMUNITY PLAN	ZONE
1	9:30 AM  Staff Contact: Mindy Nguyen (213) 847-3674	<a href="#">VTT-82152</a> ; CPC-2018-2114-DB-CU-MCUP-SPR; CPC-2018-2115-DA; and ENV-2018-2116-EIR	13	MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle LLC, and 1720 North Vine LLC / KPPF	1720-1770 N Vine St; 1746-1764 N Ivar Ave; 1733-1741 Argyle Ave; and 6236, 6270, and 6334 W Yucca Street / Hollywood Community Plan	C4-2D-SN

**PROPOSED PROJECT:** Vesting Tentative Tract Map No. 82152 to allow the merger of 16 existing lots and the subsequent re-subdivision of a 4.61-acre Site into three (3) ground lots and 35 airspace lots for a total of 38 lots; the merger of a portion of an alley to add 1,313 square feet to the Project Site; the merger of portions along the sidewalk of Yucca Street, Argyle Avenue, and both sides of Vine Street to add 5,163 square feet to the Project Site, dedicating five-foot wide sidewalk easements over said sidewalk merger areas; an associated haul route for the export of 542,300 cubic yards of soil; and the removal of 16 street trees, in conjunction with the preservation of the Capitol Records Complex, removal of other remaining existing uses on the 4.61-acre Project Site, and the development of four new buildings (two residential buildings each on the West and East Sites) and public open space on the ground level. The maximum building height would be up to 469 feet (36 stories) on the West Site and up to 595 feet (47 stories) on the East Site. The Project would include the development up to 1,005 residential units (872 market-rate units and 133 senior affordable units), approximately 30,176 square feet of restaurant/retail space, approximately 33,922 square feet of publicly accessible open space, and a five-level subterranean parking garage with one level of enclosed at-grade parking on both the West and East Sites. The Project would have a maximum FAR of 6.973:1, which includes 1,287,150 square feet of new development and the existing, approximately 114,303-square-foot Capitol Records Complex (consisting of the 92,664-square-foot Capitol Records Building and the 21,639-square-foot Gogerty Building) for a total floor area of 1,401,453 square feet.

**ALTERNATIVE 8 – OFFICE, RESIDENTIAL AND COMMERCIAL:** Vesting Tentative Tract Map No. 82152 to allow the merger of 16 existing lots and the subsequent re-subdivision of a 4.61-acre Site into three (3) ground lots and 13 airspace lots for a total of 16 lots; the merger of a portion of an alley to add 1,313 square feet to the Project Site; the merger of portions along the sidewalk of Yucca Street, Argyle Avenue, and both sides of Vine Street to add 5,163 square feet to the Project Site, dedicating five-foot wide sidewalk over said sidewalk merger areas; an associated haul route for the export of 542,300 cubic yards of soil; and the removal of 16 street trees, in conjunction with the preservation of the Capitol Records Complex, removal of other remaining existing uses on the 4.61-acre Project Site, and the development of three new buildings (two mixed-use residential buildings on the West Site and one office building on the East Site) and public open space on the ground level. The maximum building height would be up to 595 feet (49 stories) on the West Site and 367 feet (18 stories) on the East Site. Alternative 8 would include the development of up to 903 residential units (770 market-rate units and 133 senior affordable units), 385,943 square feet of office uses, approximately 26,874 square feet of restaurant/retail space, 33,425 square feet of publicly accessible open space, and a five-level subterranean parking garage with one level of enclosed at-grade parking on the West Site, and a seven-level subterranean parking garage on the East Site. Alternative 8 would have a maximum FAR of 6.973:1, which includes 1,287,100 square feet of new development and the existing, approximately 114,303-square-foot Capitol Records Complex (consisting of the 92,664-square-foot Capitol Records Building and the 21,639-square-foot Gogerty Building), for a total floor area of 1,401,403 square feet.

**Abbreviations:** **AA** - Advisory Agency; **APC** - Area Planning Commission; **CC** - Condominium Conversion; **CD** - Council District; **CN** - Condominium; **CPC** - City Planning Commission; **CU** - Conditional Use; **DAA** - Deputy Advisory Agency; **DB** - Density Bonus; **ENV** - Environmental Assessment Case; **GPA** - General Plan Amendment; **HD** - Height District Change; **PMLA** - Parcel Map; **SL** - Small Lot; **SPR** - Site Plan Review; **TOC** - Transit Oriented Communities; **TT** - Tentative Tract; **VTT** - Vesting Tentative Tract; **WDI** - Waiver of Dedication and Improvements; **ZA** - Zoning Administrator; **ZAA** - Zoning Administrator Adjustment; **ZAD** - Zoning Administrator Determination; **ZC** - Zone Change; **ZV** - Zone Variance  
**EIR** - Environmental Impact Report; **MND** - Mitigated Negative Declaration; **ND** - Negative Declaration; **CE** - Categorical Exemption

**NOTE: Per State Government Code Section 65009(b)(2):**

If you challenge any agenda items in court, you may be limited to raising only those issues raised in person at the public hearing, or in correspondence received at or before 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.*

❖ **FACILITY AND PARKING ARE WHEELCHAIR ACCESSIBLE**

❖ **SIGN LANGUAGE INTERPRETERS, ASSISTIVE LISTENING DEVICES, OR OTHER AUXILIARY AIDS AND/OR SERVICES MAY BE PROVIDED IF REQUESTED AT LEAST 72-HOURS PRIOR TO THIS MEETING BY CALLING THE PROJECT PLANNER.**