

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 live 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: Hearing Officer for City Planning Commission

Date: December 21, 2015
Time: 10:00 a.m.
Place: City Hall 10th Floor, Room 1020
200 North Spring Street
Los Angeles, CA 90012

Hearing Officer: Blake Lamb
Phone No.: 213-978-1167
E-mail: Blake.Lamb@lacity.org

Case No.: CPC-2013-1595-DB-CU-ZAA-SPP-SPR

CEQA No.: ENV-2013-1596-MND
Council No.: 13 – O'Farrell
Plan Area: Hollywood
Specific Plan: SNAP
Certified NC: East Hollywood
GPLU: Highway Oriented Commercial
Zone: C2-1D, RD1.5-1XL

Applicant: Edward M. Isreal
Representative: Michael Gonzales, Gonzales Law Group

PROJECT LOCATION: 4900, 4904, 4906, 4908, 4914, 4916, 4918 – 4928, and 4930 Hollywood Boulevard; 1642, 1644 ½, 1644, 1646, 1648, and 1650 North Kenmore Avenue; 1631, 1633, 1635, 1637, 1639 ½, 1639, 1641 ½, 1641 North Edgemont Street.

PROPOSED PROJECT: The project proposes the demolition of 23 multi- and single-family residential units, a 13,507 square-foot restaurant, a 4,154 square-foot warehouse, a 3,005 square foot medical office, and associated surface parking lots. The project proposes the construction of a mixed-use building containing 13,813 square feet of commercial uses and 200 residential units, with 40 of the residential units reserved as restricted affordable for Low Income households. The building would be six-stories and 83 feet in height and would contain 191,607 square feet of floor area. It would contain 342 parking spaces and 248 bicycle parking spaces. The proposed project is located in the C2-1D and RD1.5-1XL Zone and is also located in Subarea B of the Vermont/Western Transit Oriented District Specific Plan/Station Neighborhood Area Plan (SNAP).

REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2013-1596-MND) and the corresponding Mitigation Monitoring Program for the above referenced project.
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), the applicant proposes to set aside 17 units, or 20% of the 83 base dwelling units, as restricted affordable units for Low Income households and requests the following **one on-menu incentive**: to permit an increase in Floor Area up to a 3:1 FAR in lieu of the 2:1 FAR permitted by Section 8.B.1 of the SNAP.
3. Pursuant to Section 12.22 A.25(g)(3) of the LAMC, the applicant requests **two off-menu incentives**: (a) a Waiver of Development Standards to Section 8.B.1 of the SNAP to permit an increase in height of 33 feet, for a maximum project height of 83 feet in lieu of the maximum permitted project height of 50 feet; (b) a Waiver of Development Standards to section 8.H of the SNAP to permit a public pedestrian plaza in lieu of the two required pedestrian throughways.
4. Pursuant to Section 12.24 U.26. of the LAMC, a **Conditional Use** to increase the density greater than the maximum allowed by the Density Bonus Ordinance. The applicant seeks a density bonus increase of 141 percent in order to permit 200 residential units [with 17 restricted affordable units as required per State Density Bonus Law 65915(c)(1) and an additional 23 restricted affordable units for Low Income households] in lieu of 113 residential units permitted.
5. Pursuant to Section 12.28 of the LAMC, **Zoning Administrator Adjustments** to permit (a) an encroachment of 21'8" into the required 25-foot Building Line along Kenmore Avenue; (b) an encroachment of 11'9" into the required 17-foot Building Line on Edgemont Street.
6. Pursuant to Section 11.5.7 C of the Municipal Code, a **Project Permit Compliance Review** with the SNAP.
7. Pursuant to Section 16.05 of the Municipal Code, a **Site Plan Review** for a project which creates, or results 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 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. After the hearing, the Hearing Officer will prepare a report, including a recommendation, which will be considered by the City Planning Commission at a later date.

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.

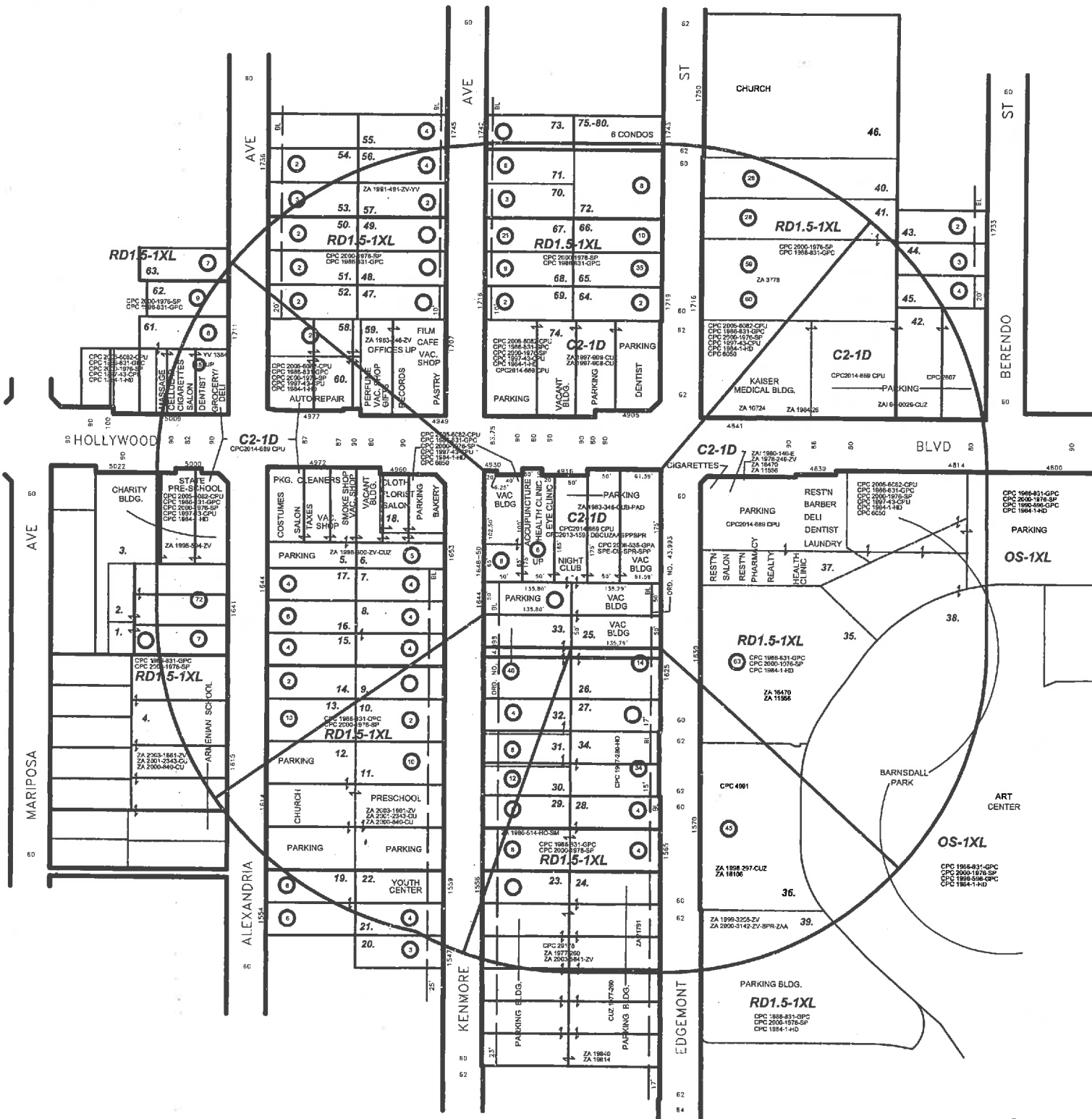
ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles Department of City Planning, 200 N. Spring Street, Room 621, Los Angeles, CA 90012 (Attention: Blake Lamb).

REVIEW OF FILE: CPC-2013-1595-DB-CU-ZAA-SPP-SPR including the application and the environmental assessment are available for public inspection at the Department of City Planning, 200 N. Spring Street, Room 621, Los Angeles, CA 90012 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the Hearing Officer indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on 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.*



C.D. 13
C.T. 1912.01
P.A. HOLLYWOOD
N.C. EAST HOLLYWOOD



1.55 NET AC.

CONDITIONAL USE & DENSITY BONUS

RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX (323) 221-4555
RADIUSMAPSETC@SBCGLOBAL.NET

LEGAL DESCRIPTION:

LOTS 1 TO 6, 8 AND 9, TRACT NO. 936,
M.B. 16-117.

CASE NO.:

REV: 11 - 12 - 2015

DATE: 06 - 24 - 2013

SCALE: 1" = 100'

D.M.: 147 B 197

T.B. PAGE: 593 GRID: J-4

APN: 5543-008-001,02,07,08

09,011,012,029