

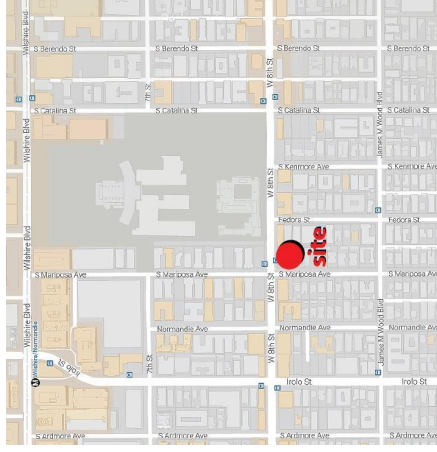


**Department of City Planning**  
 P.O. Box 6069  
 Sherman Oaks, CA 91413

# Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知  
 Abiso ng Pagdinig sa Publiko • Հանրային խորհրդի մասին ծանուցագիր

311 • Traducción • 번역 • 翻譯 • Pagsasalin • Թարգմանություն



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**Thursday, March 7, 2024**  
 8:30 a.m.

Demolition of a residential building.  
 Construction of a mixed use building  
 with a 60 guest-room hotel, sit down  
 restaurant and 20 dwelling units.

**Project Located at:**  
 3216 W. 8th Street

**Hearing Conducted by:**  
 Hearing Officer



Traducción  
 번역 • 翻譯  
 Pagsasalin  
 Թարգմանություն

311

This public hearing will be conducted entirely virtually  
 and will allow for remote public comment.

**Options to Participate:**

By phone: (669) 900 - 9128 or (213) 338 - 8477  
 When prompted, enter the Meeting ID: 814 5229 2115 #  
 With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/81452292115>  
 Enter Meeting ID: 814 5229 2115 and Passcode: 473456

You will be auto-muted when entering the meeting. To comment on an  
 agenda item, click the raise hand icon (Webinar) or press \*9 (Phone)  
 to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours  
 before the meeting at [planning4la.org/hearings](http://planning4la.org/hearings). Please note that  
 virtual meeting instructions will be provided on the meeting agenda.

### Project Address

Sitio de Proyecto  
 프로젝트 주소 • 項目地址  
 Address ng Proyekto  
 Ժրագրի Հասցե

### Proposed Project

Proyecto Propuesto  
 프로젝트 제안 • 擬議項目  
 Iminungkahing Proyekto  
 Առաջարկվող Ժրագիր

3216 W. 8th Street (3218, 3220, 3222 W. 8th Street and 800, 810, 812,  
 812 1/2, 814, 814 1/2 S. Mariposa Ave, 90005)

The Project proposes the demolition of a four-unit multifamily residential building, removal of an existing surface parking lot and the construction, use and operation of a new 7-story, 66,915 sq. ft. mixed use building with a 60 guest-room hotel, a 3,950 sq. ft. ground floor sit down restaurant and 20 residential dwelling units. The project proposes three levels of subterranean parking levels with 71 parking spaces and 38 bicycle stalls (10 short term/28 long term stalls). The proposed height of the project from the ground level to the top of the roof parapet measures approximately 82' for residential portion of the building and 92'6" for the hotel portion of the building. The project site totals approximately 21,614 square feet in size. The project also proposes the sale and dispensing of a full line of alcohol in conjunction with the operation of the hotel including within guest rooms, a 1,435 sq. ft. hotel bar, lounge areas and within the proposed restaurant with hours of operation to include seven days a week 7:00am to 2:00 am. The project involves exporting approximately 32,396 cubic yards of dirt.

## Actions Requested

Acciones solicitadas • 요청된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

On behalf of the City Planning Commission, the Hearing Officer will take testimony on the following:  
REQUESTED ACTIONS:

1. In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15074(b) et seq., and the City of Los Angeles CEQA Guidelines (1981, amended 2006), consideration of the **Negative Declaration No. ENV-2018-1512-ND**, the whole administrative record and all comments received.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32F a **Zone Change** from C2-1 to RAS4-1 for a portion of the project site ( Lots Fr 46, 47, and 48 of Tract 2140).
3. Pursuant to LAMC Section 12.27, a **Zone Variance** to allow vehicular and pedestrian access from a less restrictive zone (RAS4) to a more restrictive zone (R4), to allow access to guest parking and common vehicular driveway and pedestrian access across the project site.
4. Pursuant to LAMC Section 12.28, **Zoning Administrator Adjustments** to allow a reduced rear yard of nine (9) feet along the R4 zoned lot in lieu of the required 19 feet otherwise required for the project in the R4 zone.
5. Pursuant to LAMC Section 12.24-W, 24 a **Conditional Use Permit** to allow the construction, use and maintenance of a hotel within 500 feet of any A or R zones.
6. Pursuant to LAMC Section 12.24-W,1, a **Conditional Use Permit** to allow the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with the proposed hotel including within guest rooms, a private bar, lounge areas and within the ground level sit down restaurant.
7. Pursuant to LAMC Section 16.05 a **Site Plan Review** for a development project that results in an increase of 50 or more guest rooms and/or habitable units and/or for a project that totals more than 50,000 square feet in floor area.



## Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գրոթի վերաբերյալ

### Case Number(s):

CPC-2018-1511-ZC-ZV-ZAA-CU-CUB-SPR

### Environmental Case Number(s):

ENV-2018-1512-ND

### Related Case Number(s):

None

### Overlay(s):

None

### Zone:

C2-1, R4-2

### Land Use Designation:

Neighborhood Office Commercial  
High Medium Residential

### Community Plan Area:

Wilshire Community Plan

### Council District:

10-Heather Hutt

### Assigned Staff Contact Information:

Griselda, Gonzalez, City Planner  
griselda.gonzalez@lacity.org  
213-978-1414  
200 N. Spring Street Room 621  
Los Angeles, CA 90012

### Applicant:

Mike Barry

### Representative:

Bill Robinson

## Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知  
Sino ang Tumatanggap ng Paunawang Ito • Մուկն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

**General Information** - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

**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.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.