

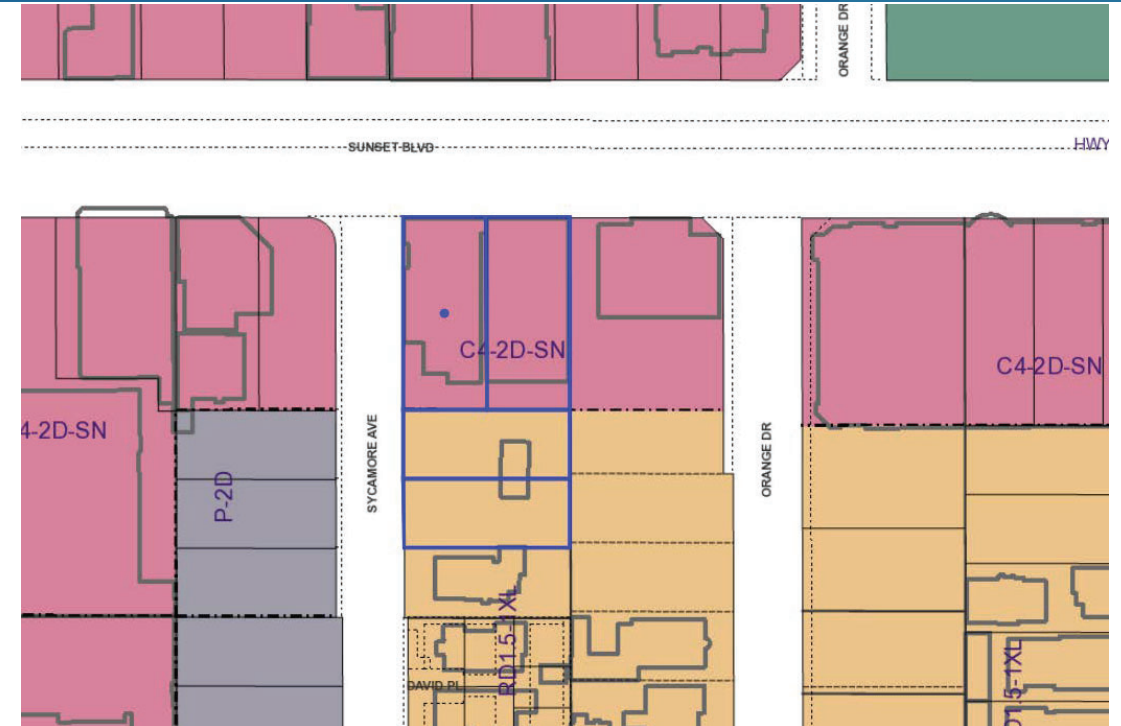


**Department of City Planning**  
P.O. Box 6069  
Sherman Oaks, CA 91413

# Notice of Public Hearing

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

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**Monday, December 9, 2024**

1:00 p.m.

Demolition of two existing buildings and construction of a 91,665 square-foot mixed-use residential and commercial building with 112 units.

### Project Located at:

7014 West Sunset Boulevard, 90028

### Hearing Conducted by:

Hearing Officer

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: 879 7741 4610#

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/87977414610>  
Enter Meeting ID: 879 7741 4610 and Passcode: 794280

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](https://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  
ծրագրի Հասցե

7014 West Sunset Boulevard, 90028 (7014-7022 West Sunset Boulevard and 1438-1446 North Sycamore Avenue)

### Proposed Project

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

The Project proposes the demolition of an existing 6,690 square-foot commercial building, an existing 6,633 square-foot institutional building, and an associated surface parking lot and the construction of a seven-story mixed-use residential and commercial building consisting of 112 dwelling units and 2,875 square-feet of commercial retail uses; resulting in a total floor area of 91,665 square-feet. The project will have a height of 86 feet, 6 inches and a floor area ratio of 3.17:1. The Project proposes 60 automobile parking spaces provided on-site at ground level and within a subterranean level and 93 bicycle parking spaces (83 long-term and 10 short-term) would be provided on-site at ground level. Development of the Project would require the export of approximately 11,000 cubic yards (cy) of soil. The project proposes to remove 4 trees on-site. None of the existing trees on-site are protected tree species. The project will retain the 2 existing Street Trees in the right of way and plant a total of 29 trees (29 on-site trees).

Actions Requested

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

The Hearing Officer will consider:

- 1. An Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
- 2. Pursuant to Los Angeles Municipal Code (LAMC) Section 16.05, a **Site Plan Review** for a development project that creates, or results in an increase of, 50 or more dwelling units; and
- 3. Pursuant to LAMC Section 12.22 A.25(g)(2) and 12.22 A.25(g)(3), a **Density Bonus/Affordable Housing Incentive Program Compliance Review** to permit the construction of a mixed-use housing development totaling 112 dwelling units, reserving 12 units for Very Low Income Households for a period of 55 years, with the following On-Menu Incentive and Off-Menu Incentive:
  - a. An On-Menu Incentive to permit averaging of density, parking, open space, and vehicle access to allow the site to be developed as a unified project; and
  - b. An Off-Menu Incentive to permit a front yard setback of 10 feet in lieu of the 15 feet otherwise required for the lots fronting Sycamore Avenue in the RD1.5-1XL Zone.



Case Information

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

<b>Case Number(s):</b> CPC-2024-480-DB-SPR-VHCA	<b>Environmental Case Number(s):</b> ENV-2024-481-CE
<b>Related Case Number(s):</b> N/A	<b>Overlay(s):</b> Hollywood Signage Supplemental Use District
<b>Zone:</b> C4-2D-SN and RD1.5-1XL	<b>Community Plan Area:</b> Hollywood Community Plan
<b>Land Use Designation:</b> Regional Center Commercial and Low Medium II Residential	<b>Assigned Staff Contact Information:</b>  Dylan Lawrence, City Planning Associate dylan.lawrence@lacity.org 213-978-1182 200 N. Spring St., Room 621 Los Angeles, CA 90012
<b>Council District:</b> 13 - Soto-Martinez	
<b>Applicant:</b> Sycamore Corner LLC	
<b>Representative:</b> Kyndra Casper, DLA Piper LLP	

Who’s Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知  
Sino ang Tumatanggap ng Paunawang Ito • Սույն 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, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. 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.