

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**CORRECTED NOTICE OF PUBLIC HEARING
AND AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT**

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

CORRECTIONS/ADDITIONS TO PREVIOUSLY ISSUED PUBLIC HEARING NOTICE
NOTE: DATE/TIME OF HEARING HAS CHANGED

You are being sent this notice because you own and/or reside at property near a site for which an application, as described below, has been filed with the Department of City Planning, you have indicated an interest in the project and/or have requested such notice be provided to you, or you may have expertise/experience regarding the project. 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	Case No.:	CPC-2013-2812-GPA-ZC-HD-CU-SPR; CPC-2015-984-DA
Date:	Wednesday, December 16, 2015 Monday, December 28, 2015	CEQA No.:	ENV-2013-2813-EIR SCH No. 2014021009
Time:	3:30 pm 9:00 A.M.	Incidental Cases:	None
Place:	Los Angeles City Hall 200 N. Spring St., Rm. 1020 Los Angeles, CA 90012	Project Name:	5901 Sunset
		Council No.:	13
		Plan Area:	Hollywood
		Specific Plan:	None
		Certified NC:	Hollywood Studio District
		Existing GPLU:	Highway Oriented Commercial
		Proposed GPLU:	<i>Regional Center Commercial</i>
		Existing Zone:	P-1 & C4-1-SN
		Proposed Zone:	<i>[Q]C4-2 & [Q]C4-2-SN</i>
Staff Contact:	Erin Strelch	Applicant:	Sunset Studio Holdings, LLC
Phone No:	(213) 978-1351	Representative:	James Pugh - Sheppard Mullin Richter, & Hampton
Email:	Erin.Strelch@lacity.org		

PROJECT LOCATION: 5901-5925 West Sunset Boulevard; 1515-1525 North Bronson Avenue

PROJECT PROPOSED: The proposed project involves the development of a new 18-story (260 feet in height) mixed-use building on an approximately 1.55 acre site located at the northwest corner of the intersection of Sunset

Boulevard and Bronson Avenue. The proposed building, which would replace the existing surface parking lot with approximately 26,000 square feet of retail space at the ground level and approximately 274,000 square feet of office uses in the tower element of the proposed building for a total of approximately 300,000 square feet of new floor area and a corresponding floor area ratio of 4.5:1. A total of 1,118 parking spaces would be provided in seven levels above the retail level and in two subterranean levels below the retail level. The project also includes an office lobby at the ground level and landscaped courtyards within the tiered office levels.

REQUESTED ACTIONS:

On behalf of the City Planning Commission, the Hearing Officer will consider:

ENV-2013-2813-EIR:

- 1) Pursuant to Section 21082.1(c) of the California Public Resources Code, the Certification and Adoption of Environmental Impact Report, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring and Reporting Program for ENV-2013-2813-EIR(2014021009);

CPC-2013-2812-GPA-ZC-HD-CU-SPR:

- 1) Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Hollywood Community Plan to change the land use designation from "Highway Oriented Commercial" to "Regional Center Commercial";
- 2) Pursuant to LAMC Section 12.32, a Zone and Height District Change:
 - a. For the portion of the project site located at 1519-1525 North Bronson from P-1 to [Q]C4-2;
 - b. For the portion of the project site located at 5901-5925 West Sunset Boulevard from C4-1-SN to [Q]C4-2-SN
- 3) Pursuant to LAMC Section 12.24-U,14, a Conditional Use for a Major Development for a project resulting in more than 100,000 square feet of non-residential floor area or non-warehouse uses in the C4 Zone;
- 4) Pursuant to LAMC Section 16.05, Site Plan Review for a project that would result in an increase of 50,000 square feet of non-residential floor area;

CPC-2015-984-DA:

- 1) Pursuant to California Government Code Sections 65864-65869.5, to enter into a Development Agreement with the City of Los Angeles.

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 Hearing Officer 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. The Hearing Officer will then prepare a Recommendation Report to the City Planning Commission for its consideration, actions, and recommendations.

EIR CERTIFICATION: An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. An EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 45-day public review period from March 12, 2015 to April 27, 2015. The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to input received on the Draft EIR. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be provided to the Planning Commission as part of the staff report for the project. The EIR will be submitted to the Planning Commission and City Council for requested certification and action on the Project.

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:

By Mail: Erin Strellich
200 North Spring Street, Room 750
Los Angeles, CA 90012

By Email: erin.strellich@lacity.org

REVIEW OF FILE: The complete file including application and the EIR is available for public review. If you wish to review a copy of the applications, the Final Environmental Impact Report (FEIR) or the documents referenced in the FEIR, you may do so by appointment during our office hours of 8am to 4pm, in Room 750, City Hall, 200 N. Spring Street, Los Angeles CA 90012. Copies of the FEIR are also at the following Library Branches:

1. Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
2. Hollywood Regional Library, 1623 North Ivar Avenue, Hollywood, CA 90028
3. Will and Ariel Durant Branch Library, 7140 Sunset Boulevard, Hollywood, CA 90046

The FEIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org> (click on "Environmental" and then "Final Environmental Impact Reports")]. The FEIRs can be purchased on CD-ROM for \$7.50 per copy. Contact Erin Strellich of the City of Los Angeles at (213) 978-1351 to purchase one.

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.*