

November 6, 2020

NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing **telephonically** on **Thursday, December 3, 2020** at approximately **10:00AM** or soon thereafter to consider the following: Final Environmental Impact Report (EIR), Draft EIR, Statement of Overriding Considerations, Mitigation Measures, Mitigation Monitoring Program (MMP) and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC), draft Ordinance effectuating a Zone and Height District Change from C4-2D-SN to (T)(Q)C2-2D-SN, from R4-2D to (T)(Q)C2-2D, and from [Q]R3-1XL to (T)(Q)R3-2D, and Appeals filed by 1) Susan Hunter on behalf of the Los Angeles Tenants Union - Hollywood Local and the Yucca Argyle Tenants Association, and 2) J.H. McQuiston, McQuiston Associates, from the determination of the LACPC in finding that the project was assessed in the previously certified 6220 West Yucca Project EIR No. ENV-2014-4706-EIR, certified on October 2, 2020; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project; approving a Master Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at three establishments; approving a Conditional Use Permit to allow for live entertainment and dancing within the commercial uses of the project site; and, approving a Site Plan Review for a development project which creates an increase of more than 50 dwelling units; for the construction and operation of a mixed-use development, with up to 316,948 square feet of floor area, within a new 30-story tower (Building 1) and two existing one- and two-story single-family buildings (1765 and 1771 Vista Del Mar Avenue) on an approximately 1.16-acre (net area) site; Building 1 would include up to 269 multi-family residential units (17 of which would be set aside for Very Low Income households) and approximately 7,760 square feet of commercial/restaurant uses; for the properties located at 1756-1760 North Argyle Avenue; 6210-6224 West Yucca Street; 1765-1779 North Vista Del Mar Avenue, subject to Modified Conditions of Approval.

Applicant: Greg Beck, Riley Realty, L.P.

Representative: Kyndra Casper, DLA Piper, LLP

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this Los Angeles City Council committee meeting will be conducted telephonically.

The audio for this meeting is broadcast live on the internet at www.lacity.org/government/follow-meetings/council-committee-meetings. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area).

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to telephone-in at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012 or submitted at: LACouncilComment.com

In addition, you may view the contents of Council file No. **20-1383-S1** by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:

Alan Como (213) 847-3633

alan.como@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Leyla Campos (213) 978-1078

clerk.plumcommittee@lacity.org

Leyla Campos

Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed 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 delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.