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August 16, 2016

Greg Beck
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Re: CPC-2014-4705-ZC-HD-MCUP-CU-DB-SPR, VTT-73718, ENV-2014-4706-EIR

The Department of City Planning, Major Projects Section, has completed its review of the application materials for the project proposed at 1765, 1771, 1777, and 1779 N. Vista Del Mar Avenue, 6210-6224 W. Yucca Street, and 1756 and 1760 N. Argyle Avenue, for the development of a mixed-use project consisting of 191 residential dwelling units, including 39 affordable units, a 147,270 square-foot hotel with 260 hotel rooms, and 6,980 square feet of commercial uses, within a 6-story and a 32-story building.

The entitlements filed include:

CPC-2014-4705-ZC-HD-MCUP-CU-DB-SPR: Zone Change, Height District Change, Master Conditional Use Permit, Conditional Use for a hotel within 500 feet of an R zone, Density Bonus, and Site Plan Review.

VTT-74085: Vesting Tentative Tract Map to create commercial condominiums, common areas and parking.

ENV-2015-3603-EIR: Environmental Impact Report for the purpose of determining environmental impacts pursuant to CEQA.

With the application and the supplemental information provided, the Department of City Planning finds that the case file(s) contain sufficient information to satisfy the processing of the requested entitlements associated with the project. Please note that this determination has been made with the understanding that the Department of City Planning may request additional information, as necessary, to review and analyze the environmental effects of the proposed project in accordance with the California Environmental Quality Act, the Los Angeles Municipal Code, and other Department policies and plans, as appropriate.

Sincerely,

William Lamborn
Planning Assistant
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