



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

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: Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer and/or Deputy Advisory Agency may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. The Final Environmental Impact Report is forthcoming, and will be made publically available ten days in advance of the hearing date. **Please note that your attendance at the hearing is optional.**

Project Site: 1624-1648 Wilcox Avenue and 6430-6440 Hollywood Boulevard

Case Nos. VTT-74371
CPC-2016-3176-VZC-HD-VCU-MCUP-SPR

CEQA No. ENV-2016-3177-EIR

Held By: Deputy Advisory Agency and
Hearing Officer on behalf of the City Planning
Commission

Date: **August 12, 2020**

Time: **10:30 a.m.**

Place: In conformity with the Governor's Executive
Order N-29-20 (March 17, 2020) and due to
concerns over COVID-19, the Hearing Officer
Hearing on behalf of the City Planning
Commission will be conducted entirely
telephonically by Zoom [<https://zoom.us/>].

Dial by your location
+1 669 900 9128 US (San Jose)
+1 213 338 8477 US (Los Angeles)
When prompted enter the below meeting ID:
Meeting ID: 936 8069 0513
The meeting's agenda will be provided no
later than 72 hours before the meeting at
[https://planning.lacity.org/about/commission
s-boards-hearings](https://planning.lacity.org/about/commission-s-boards-hearings) and/or by contacting
jason.mccrea@lacity.org. Please note that
the virtual meeting instructions will be
provided on the meeting agenda.

Staff Contact: Jason McCrea, Planning Assistant
221 N Figueroa Street, Suite 1350
Los Angeles, CA 90012
Jason.mccrea@lacity.org
(213) 847-3672

Council District: 13 – O'Farrell

Related Case(s): None

Plan Area: Hollywood

Zone: C4-2D-SN, C4-2D

Plan Overlay: Hollywood Redevelopment Area, Hollywood Signage
Supplement Use District

Land Use: Regional Center Commercial

Applicant: Dave Twerdun
6436 Hollywood Blvd., LLC & 1624 Wilcox Ave.,
LP

Representative: Mark Armbruster; Armbruster Goldsmith & Delvac,
LLP

PROPOSED PROJECT:

The Project includes the development of a mixed-use building, comprised of 260 multi-family residential dwelling units, up to 10 percent (26 units) of which would be set aside for Workforce Income households, and 17,800 square feet of commercial uses on an approximately 59,933 square foot (1.4 acre) site. As part of the Project, the existing two-story, 9,000-square-foot historic Attie Building, a contributing structure to the Hollywood Boulevard Commercial and Entertainment District would be rehabilitated and restored. New development would be a maximum of 160 feet in building height. Upon completion, the Project would include approximately 278,892 square feet of floor area, with a maximum floor area ratio (FAR) of up to 4.5 to 1. Parking would be provided in two subterranean levels, one at-grade level, and two above-grade levels. The Project is an Environmental Leadership Development Project (ELDP) under Assembly Bill 900, certified by the Governor's Office on October 10, 2019.

REQUESTED ACTION(S):

The Deputy Advisory Agency will consider:

ENV-2016-3177-EIR

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the Advisory Agency shall consider the information contained in the Environmental Impact Report ("EIR") prepared for this project, which includes the Draft EIR, No. ENV-2016-3177-EIR (SCH No. 2017051079) dated, February 27, 2020, and the Final EIR, dated July 31, 2020, (Hollywood Wilcox Project EIR), as well as the whole of the administrative record.

VTT-74371

1. Pursuant to the Los Angeles Municipal Code (LAMC) Sections 17.06 and 17.15, Vesting Tentative Tract Map (VTTM) No. 74371 for the merger and re-subdivision of a 1.38 net-acre site into three (3) ground floor commercial lots and three (3) condominium lots with a maximum of 260 dwelling units and 17,800 square feet of commercial floor area in the C4 Zone and a merger of a portion of the right-of-way along Wilcox Avenue; and
2. A Haul Route for the export of up to 58,000 cubic yards of soil.

On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding:

ENV-2016-3177-EIR:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the City Planning Commission shall consider the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, ENV-2016-3177-EIR (SCH No. 2017051079), dated February 27, 2020, and the Final EIR, dated July 31, 2020, as well as the whole of the administrative record.

CPC-2016-3176-ZC-HD-VCU-MCUP-SPR:

2. Pursuant to LAMC Section 12.32 F, a Zone Change and Height District Change from C4-2D-SN/C4-2D to C4-2D-SN/C4-2D to modify the D Limitation to allow a maximum FAR of 4.5:1 in lieu of the otherwise permitted 2:1 FAR per Ordinance No. 165,660-SA220;
3. Pursuant to LAMC 12.24 T.4 and 12.24 W.19, a Vesting Conditional Use Permit to permit Floor Area Averaging in a Unified Mixed-Use Development in the C4 zone;
4. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site and off-site consumption within Project restaurants and retail stores; and
5. Pursuant to LAMC Section 16.05, Site Plan Review for the development of a project that results in an increase of 50 or more dwelling units.

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 decision-makers 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.

At the Hearing, the Advisory Agency may make a decision on the Vesting Tentative Tract Map component of the project or may place the Tract Map under advisement. After the hearing, the Hearing Officer will prepare a report, including a recommendation, on the Height District Change, Vesting Conditional Use, Master Conditional Use, and Site Plan Review components of the

project, which will be considered by the initial decision maker, the City Planning Commission. If you would like to be notified of the City Planning Commission meeting date, please contact the staff planner listed above to receive future notices or for a copy of the recommendation report, which is released approximately one week prior to the scheduled City Planning Commission meeting.

Environmental Leadership Development Project (ELDP):

The Project sought, and was certified October 10, 2019 as an Environmental Leadership Development Project by the Governor's Office, per AB 900. AB 900 requires projects certified as ELDP to make the whole of the administrative record available at the publication of the Draft EIR. The Project's record is available at <https://planning.lacity.org/development-services/eir/hollywood-and-wilcox-project-0>. For more information, please see the Draft EIR.

Puede obtener información en Español acerca de esta junta llamando al (213) 847-3656

GENERAL INFORMATION

FILE REVIEW – PER AB 900, AS DESCRIBED ABOVE THE WHOLE OF THE ADMINISTRATIVE RECORD IS AVAILABLE ONLINE AT [HTTPS://PLANNING.LACITY.ORG/DEVELOPMENT-SERVICES/EIR/HOLLYWOOD-AND-WILCOX-PROJECT-0](https://planning.lacity.org/development-services/eir/hollywood-and-wilcox-project-0). In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, in person file review will require an appointment. The complete file is available for public inspection by appointment only. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

DIVISION OF LAND (DOL) – Please note that the staff report will be available on-line prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings", searching for the specific case number listed above, and "Agendas". Staff Reports are hyperlinked to the case numbers on the hearing agenda.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to the hearing via email or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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 services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral 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.