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September 12, 2016

Dave Twerdun
6436 Hollywood Blvd., LLC & 1624 Wilcox Ave., LP
40 West 57 Street, 23rd Floor
New York, NY 10019

Re: Deemed Complete for Case Nos. CPC-2016-3176-VZC-HD-CU-MCUP-SPR; VTT-74371;
and ENV-2016-3177-EIR

The Department of City Planning, Major Projects Section, has completed review of the application materials for the proposed project at 1624-1648 Wilcox Avenue and 6430-6440 Hollywood Boulevard, for the construction of a mixed-use development consisting of 260 multi-family residential dwelling units and 17,800 square feet of commercial space with 420 parking spaces.

The requested entitlements include:

CPC-2016-3176-VZC-HD-CU-MCUP-SPR: A Vesting Zone and Height District Change from C4-2D-SN and C4-2D to C4-2D-SN and C4-2D, respectively, to modify the D limitation to allow an FAR of 4.5:1; a Vesting Conditional Use permit to allow floor area ratio averaging for a unified development; a Master Conditional Use permit to allow the sale of alcohol for on- and off-site consumption; and Site Plan Review for a project resulting in a net increase of 50 or more dwelling units.

VTT-74371: A Vesting Tentative Tract Map to permit the merger and subdivision of a 59,933 net square-foot site into three lots.

ENV-2016-3177-EIR: Environmental Impact Report for the purpose of determining environmental impacts pursuant to the California Environmental Quality Act (CEQA).

With the application and supplemental information provided, the Department of City Planning finds that the case files 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 environmental effects of the proposed project in accordance with CEQA, the Los Angeles Municipal Code and other Department policies and plans, as appropriate.

Sincerely,

Sarah Molina Pearson
City Planner, (213)473-9983