

**Date** : 7/15/2020 10:09:35 AM  
**From** : "Jason McCrea"  
**To** : "Julia Amanti"  
**Subject** : Re: Hearing Notice Publication for 7/17/20  
**Attachment** : City Clerk - VTT-74371.doc;

sorry about that, see attached.

On Wed, Jul 15, 2020 at 9:57 AM Julia Amanti <[julia.amanti@lacity.org](mailto:julia.amanti@lacity.org)> wrote:

We never use pdf. You need to convert this to a standard type Word Document. No letterhead. No columns. Hurry please.

On Wed, Jul 15, 2020 at 9:50 AM Jason McCrea <[jason.mccrea@lacity.org](mailto:jason.mccrea@lacity.org)> wrote:

oh sorry, thought you used PDF

On Wed, Jul 15, 2020 at 9:49 AM Julia Amanti <[julia.amanti@lacity.org](mailto:julia.amanti@lacity.org)> wrote:

I need it ASAP or it is not going to make Friday's paper.

On Wed, Jul 15, 2020 at 9:49 AM Julia Amanti <[julia.amanti@lacity.org](mailto:julia.amanti@lacity.org)> wrote:

You need to send the notice in Word format. No pdfs

On Wed, Jul 15, 2020 at 9:48 AM Jason McCrea <[jason.mccrea@lacity.org](mailto:jason.mccrea@lacity.org)> wrote:

Hi,

Please find the ad request and hearing notice attached to be published in the Daily Journal.

Please feel free to give me a call with any questions or issues.

Thank you.

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**Jason McCrea**  
Planning Assistant  
**Los Angeles City Planning**  
221 N. Figueroa St., Room 1350  
Los Angeles, CA 90012  
Planning4LA.org  
T: (213) 847-3672



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Julia Amanti  
City Clerk, Council & Public Services Division

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**Jason McCrea**  
Planning Assistant  
**Los Angeles City Planning**  
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Los Angeles, CA 90012  
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Julia Amanti  
City Clerk, Council & Public Services Division



**Jason McCrea**  
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**NOTICE OF PUBLIC HEARING  
TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500 FOOT RADIUS  
CASE NO. VTT-74371  
CPC-2016-3176-VZC-HD-VCU-MCUP-SPR  
ENV-2016-3177-EIR  
COUNCIL DISTRICT 13**

All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

**PLACE:** [Zoom meetings](#) - 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

**DATE:** August 12, 2020

**TIME:** 10:30 a.m.

**APPLICANT:** Dave Twerdun; 6436 Hollywood Blvd., LLC & 1624 Wilcox Ave., LP

**REPRESENTATIVE:** Mark Armbruster; Armbruster Goldsmith & Delvac, LLP

**PROPERTY INVOLVED:** **1624-1648 Wilcox Avenue and 6430-6440**

**Hollywood Boulevard, Los Angeles, CA 90028.**

**STAFF CONTACT:** [Jason McCrea \(jason.mccrea@lacity.org\)](mailto:jason.mccrea@lacity.org)

**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.

**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>.** 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.**

**AGENDAS AND REPORTS-** Please note that Recommendation Reports are not prepared for Hearing Officer or Zoning Administrator hearings.

**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 the hearing. Decision-makers such as Associate Zoning Administrators or Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission 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, or at 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 auxiliary aids and/or services may be provided upon request. 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](mailto: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.