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Council and Public Services Division
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Los Angeles, CA 90012
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When making inquiries relative
to this matter, please refer to
the Council File No. 17-0029



BRIAN WALTERS
DIVISION MANAGER

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ERIC GARCETTI
MAYOR

CPC-2015-2893-VZC-HD-CUB-ZAA-SPR
Council District 13

January 26, 2017

**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 on **Tuesday, February 21, 2017**, at approximately **2:30 p.m.** or soon thereafter in the Board of Public Works Edward R. Roybal Hearing Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012, to consider Mitigated Negative Declaration (ENV-2015-2895-MND), Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC) relative to a Vesting Zone Change and Height District Change from C4-2D-SN to (T)(Q)C4-2D-SN to amend the D Limitation to allow a Floor Area Ratio (FAR) of up to 6.0:1 in lieu of the permitted 3:1 FAR, and appeals filed by Roberto Mazariegos (Representative: Gideon Kracov, Law Office of Gideon Kracov); Rachael Koss on behalf of the Coalition for Responsible Equitable Economic Development (CREED LA) (Representative: Rachael Koss and Jeff Modrzejewski, Adams Broadwell Joseph and Cardozo); and Diana Derycz-Kessler, Los Angeles Film School and 6363 Partners, LLLP (Representative: Victor De la Cruz, Esq., Manatt, Phelps and Phillips, LLP) from the determination of the LACPC in approving: a) Mitigated Negative Declaration and Mitigation Monitoring Program; b) Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of the proposed hotel; c) Zoning Administrator's Adjustment to permit a zero-foot rear yard setback (northerly yard) in lieu of the required 20 feet required pursuant to Section 12.11-C,3 of the Los Angeles Municipal Code; and d) Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms; for the demolition of a one-story, 4,000 square-foot drive-thru restaurant and the construction, use and maintenance of a 21-story hotel, approximately 232 feet in height with 275 guest rooms with kitchenettes, 1,900 square feet of retail floor area, 135 vehicular parking spaces within a four-level subterranean garage, on a 23,651 square-foot site in the C4-2D-SN Zone, for the properties located at 6407 West Sunset Boulevard, 6407-6411 West Sunset Boulevard, 1511 North Ivar Avenue and 1512 North Cahuenga Boulevard, subject to modified Conditions of Approval.

Applicant: R.D. Olsen Development
Representative: Donna Shen Trip, Craig Lawson and Company, LLC

If you are unable to appear 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. In addition, you may wish to view the contents of Council file No. 17-0029 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.

Sharon Dickinson, Legislative Assistant
Planning and Land Use Management Committee
(213) 978-1074

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.