

# CITY OF LOS ANGELES

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When making inquiries relative to  
this matter, please refer to the  
Council File No.

**13-0593, 13-0593-S1**

CPC-2008-3440-VZC-CUB-CU-ZV-HD  
VTT-71837-CN-1A  
CD 13

May 24, 2013

## **NOTICE TO APPELLANT(S), APPLICANT(S), AND INTERESTED PARTIES**

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, June 4, 2013**, 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 Environmental Impact Report (EIR), Mitigation Monitoring and Reporting Program, Statement of Overriding Considerations and related California Environmental Quality Act findings and appeals filed by:

(i) Communities United for Reasonable Development (Representatives: Robert Silverstein, Esq. and Daniel E. Wright, Esq., The Silverstein Law Firm, APC) of the entire determination of the Los Angeles City Planning Commission (LACPC) and (ii) HEI/GC Hollywood and Vine Condominiums, LLC and Hollywood and Vine Residences Association (Representative: Benjamin M. Reznik, Jeffer Mangels Butler and Mitchell, LLP) of part of the determination of the LACPC, in taking the actions listed below for property located at 1720-1770 North Vine Street; 1745-1753 North Vine Street; 1746-1770 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street.

1. Approved a Vesting Zone Change from C4 to (T)(Q)C2-2-SN.
2. Approved a Height District Change from Height District 2D to Height District 2.
3. Approved the requested Vesting Conditional Use to permit a hotel within 500 feet of an R Zone.
4. Approved the requested Master Conditional Use to permit the sale and dispensing of a full-line of alcohol for on and off-site consumption and live entertainment.
5. Approved the requested Conditional Use to permit floor area averaging in a unified development.
6. Approved a Zone Variance to permit outdoor eating areas above the ground floor.
7. Approved a Zone Variance to permit reduced parking for the sports club/fitness facility.
8. Approved Reduced On-Site Parking for Transportation Alternatives.
9. Adopted amended Findings and modified Conditions of Approval.

10. Reviewed and considered the Environmental Impact Report, ENV-2011-675-EIR (SCH No. 2011041094), including the accompanying mitigation measures, the Mitigation Monitoring and Reporting Program, and Adopted the related environmental Findings, and Statement of Overriding Considerations as the environmental clearance for the project and Find:

- a. The EIR for the Project, which includes the Draft EIR and the Final EIR, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State and City of Los Angeles CEQA Guidelines.
- b. The Project's EIR was presented to the LACPC as a recommending body of the lead agency, and the LACPC reviewed and considered the information contained in the EIR prior to recommending the project for approval, as well as all other information in the record of proceedings on this matter.
- c. The Project's EIR represents the independent judgment and analysis of the lead agency.

The above project involves the development of two sites consisting of eight parcels on 4.47 acres of land with a mixed-use community consisting of office, hotel, commercial and residential development with subterranean and above-grade parking. The project consists of an east site and a west site, with the construction of two towers, ranging in height from 220 feet to 585 feet in the maximum height scenario. The components of the project include 492 residential units, a 200 room hotel, approximately 100,000 square feet of new office space, an approximately 35,000 square foot sports club, approximately 15,000 square feet of retail uses and approximately 34,000 square feet of food and beverage uses. The project may alter the types or amounts of the uses from those listed above in compliance with the Land Use Equivalency program and Development Regulations. A minimum of 5 percent grade level open space will be provided for buildings up to a height of 220 feet and up to 12 percent grade level open space for buildings taller than 550 feet pursuant to the project's Development Regulations.

The PLUM Committee of the Los Angeles City Council will also hold a public hearing on **Tuesday, June 4, 2013**, 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 Environmental Impact Report, Mitigation Monitoring and Reporting Program, Statement of Overriding Considerations and related California Environmental Quality Act findings and an appeal filed by Communities United for Reasonable Development (Representatives: Robert Silverstein, Esq. and Daniel E. Wright, Esq., The Silverstein Law Firm, APC) of the entire determination of the LACPC in taking the actions listed below for property located at 1720-1770 North Vine Street; 1745-1753 North Vine Street; 1746-1770 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street.

1. Denied the appeals filed by AMDA College and Conservatory of the Performing Arts; Annie Geoghan; Argyle Civic Association; Beachwood Canyon Neighborhood Association; Hollywood Dell Civic Association; and Hollywoodland Homeowners Association.
2. Sustained the Deputy Advisory Agency's approval of Vesting Tentative Tract No. 71837-CN, a 41-lot subdivision with 492 residential units, a 200-room hotel, approximately 100,000 square feet of new office space, an approximately 35,000 square foot sports club, approximately 15,000 square feet of retail uses and approximately 34,000 square feet of restaurant uses on a 4.46 acre site.
3. Adopted Findings and Conditions of Approval.
4. Adopted Environmental Impact Report No. ENV-2011-675-EIR, SCH#2011041094.

The above project involves a 41-lot subdivision with 492 residential units, a 200 room hotel, approximately 100,000 square feet of new office space, an approximately 35,000 square foot sports club, approximately 15,000 square feet of retail uses and approximately 34,000 square feet of restaurant uses on a 4.46 acre site.

Applicant: Millennium Hollywood, LLC

Representative: Alfred Fraijo, Sheppard Mullin Richter and Hampton, LLP

The full Los Angeles City Council will also consider these matters on **Wednesday, June 19, 2013**, at approximately **10:00 a.m.** or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall.

If you are unable to appear at these meetings, 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. 13-0593 and 13-0593-S1 by visiting: <http://www.lacouncilfile.com>.

Please be advised that both the PLUM Committee and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints.

Sharon Gin, 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.

13-0593\_ltr\_plum\_5-24-13

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13-0593-S1  
13-0593

**DETERMINATION LETTER**  
**VTT-71837 & CPC-2008-3440**  
**MAILING DATE: 04/27/13**

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