

HOLLY L. WOLCOTT  
CITY CLERK

City of Los Angeles  
CALIFORNIA

OFFICE OF THE  
CITY CLERK

GREGORY R. ALLISON  
EXECUTIVE OFFICER

When making inquiries relative to  
this matter, please refer to the  
Council File No.  
**14-1572**



ERIC GARCETTI  
MAYOR

COUNCIL AND PUBLIC SERVICES  
DIVISION  
200 N. SPRING STREET, ROOM 395  
LOS ANGELES, CA 90012  
GENERAL INFORMATION - (213) 978-1133  
FAX: (213) 978-1040

SHANNON HOPPE  
DIVISION MANAGER

[www.clerk.lacity.org](http://www.clerk.lacity.org)

November 20, 2014  
CD 13

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

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, December 2, 2014**, 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 the appeal filed by Argyle Civic Association (Representative: George Abrahams) under the California Environmental Quality Act (CEQA), Public Resources Code Section 21151(c), regarding the previously approved project at 6230 West Yucca Street. The appeal is from the June 21, 2013 determination of the Director of Planning, in which the Director: 1) approved the clarification of "Q" Condition A4 and "Q" Condition A5 regarding revised parking requirements and revised plot plan, elevations, and landscape plans; 2) made findings that the previously certified Environmental Impact Report (EIR) ENV-2006-6941-EIR, together with the March 2013 Addendum to the Final Impact Report, is adequate environmental clearance for the Director Determination and complies with CEQA; and 3) adopted CEQA findings under State CEQA Guidelines 15162, 15163, and 15164 that no further environmental review is required for the Director Determination. The appeal raises two issues: 1) whether supplemental review in a re-circulated EIR is required to review new geological data collected since the completion of the EIR; and 2) whether supplemental review in a re-circulated EIR is required to review new traffic data using protocols established by the California Department of Transportation. The proposed project consists of 116 residential units, 2,120 square feet of commercial space, and 12,200 square feet of open space, encompassing 114,311 square feet of floor area within a 17.5-story, approximately 177-foot tall building. There are 201 vehicle parking spaces, 118 long-term bicycle parking spaces, and 14 short-term bicycle parking spaces.

Applicant: David Jordan, 6230 Yucca, LLC  
Representative: Mark Dzurec, Armbruster Goldsmith and Delvac LLP  
Case No. DIR-2012-2767-CLQ

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. 14-1572 by visiting: <http://www.lacouncilfile.com>.

Please be advised that the Planning and Land Use Management Committee reserves 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.  
14-1572\_itr\_plum\_11-20-14

Council File No. 14-1572

**AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING**

STATE OF CALIFORNIA )


County of Los Angeles ) ss

Etta Armstrong, being duly sworn, deposes and says: that she is a Deputy City Clerk of the City of Los Angeles; that she did on the 20th day of November, 2014, mail, postage prepaid, to the applicant, appellant and interested parties for the property at

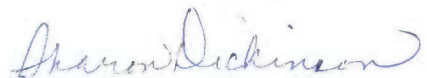
**6230 WEST YUCCA STREET  
ENV-2006-6941-EIR**

at their last known address as shown upon the records of the City Clerk, a notice of said hearing, a true copy of which notice is hereto attached and made a part hereof.

That there is a regular daily communication and service by mail between the City of Los Angeles and each of the addresses to which notices were mailed.

  
Etta Armstrong  
DEPUTY CITY CLERK

Subscribed and sworn to before me  
on this 20th day of November, 2014

  
Notary Public in and for the County  
of Los Angeles, State of California



QMS #12-160 PAGE 1  
OWNERSHIP LIST AUGUST 29, 2012

1)  
SIXTY TWO 30 LLC  
565 LILLIAN WAY  
LOS ANGELES CA 90004-1105

2)  
1749 NORTH VINE STREET LLC  
1680 VINE ST #1000  
LOS ANGELES CA 90028-8808

3)  
1777 VINE  
2444 WILSHIRE BLVD #320  
SANTA MONICA CA 90403-5810

4)  
NEILL KAY L  
1502 S 13TH ST  
CHICKASHA OK 73018-5636

5)  
NED PAN INC  
6233 HOLLYWOOD BLVD  
LOS ANGELES CA 90028-5310

6)  
JLN WILSHIRE LLC  
6233 HOLLYWOOD BLVD  
LOS ANGELES CA 90028-5310

7)  
1718 VINE ST LLC  
6 BAYMARE RD  
BELL CANYON CA 91307-1101

8)  
1750 NORTH VINE LLC  
1680 VINE ST #1000  
LOS ANGELES CA 90028-8808

9)  
AMDA INC  
211 W 61ST ST #3RD  
NEW YORK NY 10023-7832

10)  
1733 NORTH ARGYLE LLC  
1680 VINE ST #1000  
LOS ANGELES CA 90028-8808

11)  
1720 NORTH VINE LLC  
1680 VINE ST #1000  
LOS ANGELES CA 90028-8808

12)  
CLARETT HOLLYWOOD LLC LESSEE  
1901 AVENUE OF THE STARS #1465  
LOS ANGELES CA 90067-6064

13)  
L T PROPERTIES LLC  
419 N LARCHMONT BLVD #148  
LOS ANGELES CA 90004-3013

14)  
RUBINFELD FAMILY LMTD PTNSHP  
PO BOX 4270  
BURBANK CA 91503-4270

15)  
1765 VISTA DEL MAR TRUST  
4470 W SUNSET BLVD #277  
LOS ANGELES CA 90027-6302

16)  
ZEMAITAITUS ROMAS & MARIJA  
2227 MEADOW VALLEY TER  
LOS ANGELES CA 90039-2503

17)  
HENDLER JOEL A  
54376 TANGLEWOOD  
LA QUINTA CA 92253-4735

18)  
ALLEN HOUSE OWNER LLC  
6145 CARLOS AVE  
LOS ANGELES CA 90028-5312

19)  
RUBINFELD FAMILY LMTD PTNSHP  
PO BOX 4270  
BURBANK CA 91503-4270

20)  
PATEL BALUBHAI G  
255 S RENO ST  
LOS ANGELES CA 90057-1111

21)  
CFRI NCA HOLLYWOOD VENTURE LLC  
900 N MICHIGAN AVE  
CHICAGO IL 60611-1542

22)  
1800 VINE STREET LLC  
1800 VINE ST  
LOS ANGELES CA 90028-5250

23)  
KAMALI PIROOZ & HELEN  
3757 HAYVENHURST AVE  
ENCINO CA 91436-3861

24)  
L A CITY  
PO BOX 51111  
LOS ANGELES CA 90051-5700

25)  
CALTRANS - DEPARTMENT OF  
TRANSPORATION - DIST. 7  
120 S. SPRING STREET  
LOS ANGELES, CA 90012

HOLLYWOOD UNITED  
NEIGHBORHOOD COUNCIL  
PO BOX 3272  
LOS ANGELES CA 90078

PLANNING DIVISION  
CITY OF WEST HOLLYWOOD  
8300 SANTA MONICA BLVD.  
WEST HOLLYWOOD, CA 90069-4314

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QMS #12-160 PAGE 2  
OWNERSHIP LIST AUGUST 29, 2012

PLANNING DIVISION  
CITY OF GLENDALE  
633 E. BROADWAY, ROOM 103  
GLENDALE, CA 91205-4386

DIRECTOR OF PLANNING  
CITY OF BEVERLY HILLS  
455 NO. REXFORD DR., #G40  
BEVERLY HILLS, CA 90210

CITY OF BURBANK - PLANNING DIV.  
COMMUNITY DEV. DEPARTMENT  
275 E. OLIVE AVE.  
BURBANK, CA 91502

PLANNING & PROGRAM DIV. DEPT.  
ATTN: EXECUTIVE  
1 GATEWAY PLAZA  
LOS ANGELES, CA 90012

THE DEPARTMENT  
OF REGIONAL PLANNING  
320 W. TEMPLE ST., ROOM 1382  
LOS ANGELES, CA 90012

L.A. UNIFIED SCHOOL DISTRICT  
PLANNING & RESEARCH DIVISION  
333 S. BEAUDRY AVE., 23RD FL.  
LOS ANGELES, CA 90017-1466

CALTRANS - DISTRICT 7  
DEPT. OF TRANSPORTATION  
100 S MAIN STREET  
LOS ANGELES, CA 90012

MATT DZUREC  
ARMBRUSTER GOLDSMITH & DELVAC LLP  
11611 SAN VICENTE BLVD #900  
LOS ANGELES CA 90049

12-160  
QUALITY MAPPING SERVICE  
14549 ARCHWOOD ST #301  
VAN NUYS CA 91405

C.D 13  
HOLLYWOOD DISTRICT OFFICE  
5500 Hollywood Blvd., 4th FL  
Hollywood, Ca 90028

District 13 - Eric Garcetti  
200 N. Spring Street, Rm 470  
Los Angeles, CA 90012

CD 13  
GLASSELL PARK FIELD OFFICE  
3750 VERDUGO RD  
LOS ANGELES CA 90065

HOLLYWOOD UNITED  
NEIGHBORHOOD COUNCIL  
P.O BOX 3272  
LOS ANGELES CA 90078

David Jordan  
2777 N. Ontario Blvd # 240  
Burbank, CA 91504

Mark Dzurec  
Arnbruster, Goldsmith & Delvac  
11611 San Vicente Blvd, #900  
Los Angeles, CA 90049

George Abrahams  
3150 Durand Drive  
Los Angeles, CA 90068

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QMS #12-160 PAGE 3  
OCCUPANT LIST AUGUST 29, 2012

19)  
OCCUPANT  
6216 YUCCA ST #B  
LOS ANGELES CA 90028

19)  
OCCUPANT  
6216 YUCCA ST #C  
LOS ANGELES CA 90028

19)  
OCCUPANT  
6216 YUCCA ST #D  
LOS ANGELES CA 90028

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OCCUPANT  
6218 YUCCA ST #A  
LOS ANGELES CA 90028

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6218 YUCCA ST #B  
LOS ANGELES CA 90028

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6218 YUCCA ST #C  
LOS ANGELES CA 90028

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6218 YUCCA ST #D  
LOS ANGELES CA 90028

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6220 YUCCA ST #A  
LOS ANGELES CA 90028

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6220 YUCCA ST #B  
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6220 YUCCA ST #C  
LOS ANGELES CA 90028

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6220 YUCCA ST #D  
LOS ANGELES CA 90028

19)  
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6222 YUCCA ST #A  
LOS ANGELES CA 90028

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6222 YUCCA ST #B  
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6222 YUCCA ST #C  
LOS ANGELES CA 90028

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6222 YUCCA ST #D  
LOS ANGELES CA 90028

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6224 YUCCA ST #A  
LOS ANGELES CA 90028

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6224 YUCCA ST #B  
LOS ANGELES CA 90028

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6224 YUCCA ST #C  
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6224 YUCCA ST #D  
LOS ANGELES CA 90028

19)  
OCCUPANT  
6210 YUCCA ST  
LOS ANGELES CA 90028

20)  
OCCUPANT  
1818 VINE ST  
LOS ANGELES CA 90028

21)  
OCCUPANT  
1800 ARGYLE ST #100  
LOS ANGELES CA 90028

21)  
OCCUPANT  
1800 ARGYLE ST #201  
LOS ANGELES CA 90028

21)  
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1800 ARGYLE ST #202  
LOS ANGELES CA 90028

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1800 ARGYLE ST #390  
LOS ANGELES CA 90028

21)  
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1800 ARGYLE ST #600  
LOS ANGELES CA 90028

21)  
OCCUPANT  
1800 ARGYLE ST #408  
LOS ANGELES CA 90028

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QMS #12-160 PAGE 4  
OCCUPANT LIST AUGUST 29, 2012

21)  
OCCUPANT  
1800 ARGYLE ST #411  
LOS ANGELES CA 90028

21)  
OCCUPANT  
1800 ARGYLE ST #413  
LOS ANGELES CA 90028

21)  
OCCUPANT  
1800 ARGYLE ST #420  
LOS ANGELES CA 90028

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1800 ARGYLE ST #430  
LOS ANGELES CA 90028

21)  
OCCUPANT  
1800 ARGYLE ST #520  
LOS ANGELES CA 90028

21)  
OCCUPANT  
1800 ARGYLE ST #530  
LOS ANGELES CA 90028

22)  
MANAGER- POST & DISTRIBUTE  
1800 VINE ST  
LOS ANGELES CA 90028

23)  
OCCUPANT  
6201 YUCCA ST #1  
LOS ANGELES CA 90028

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OCCUPANT  
6201 YUCCA ST #2  
LOS ANGELES CA 90028

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6201 YUCCA ST #20  
LOS ANGELES CA 90028

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OCCUPANT LIST AUGUST 29, 2012

23)  
OCCUPANT  
6201 YUCCA ST #21  
LOS ANGELES CA 90028

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6201 YUCCA ST #22  
LOS ANGELES CA 90028

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6201 YUCCA ST #38  
LOS ANGELES CA 90028

23)  
OCCUPANT  
6201 YUCCA ST #39  
LOS ANGELES CA 90028

23)  
OCCUPANT  
6211 YUCCA ST  
LOS ANGELES CA 90028

23)  
OCCUPANT  
6213 YUCCA ST  
LOS ANGELES CA 90028

23)  
OCCUPANT  
6215 YUCCA ST  
LOS ANGELES CA 90028

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QMS #12-160 PAGE 1  
OCCUPANT LIST AUGUST 29, 2012

1)  
OCCUPANT  
6230 YUCCA ST  
LOS ANGELES CA 90028

3)  
OCCUPANT  
1771 VINE ST #212  
LOS ANGELES CA 90028

3)  
OCCUPANT  
1771 VINE ST #404  
LOS ANGELES CA 90028

3)  
OCCUPANT  
1771 VINE ST #407  
LOS ANGELES CA 90028

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OCCUPANT  
1771 VINE ST #410  
LOS ANGELES CA 90028

3)  
OCCUPANT  
1771 VINE ST #417  
LOS ANGELES CA 90028

3)  
OCCUPANT  
1771 VINE ST #505  
LOS ANGELES CA 90028

3)  
OCCUPANT  
1771 VINE ST #511  
LOS ANGELES CA 90028

3)  
OCCUPANT  
1777 VINE ST  
LOS ANGELES CA 90028

3)  
OCCUPANT  
1779 VINE ST  
LOS ANGELES CA 90028

4)  
OCCUPANT  
1735 VINE ST #HOTEL  
LOS ANGELES CA 90028

4)  
OCCUPANT  
1735 VINE ST #RESTAURANT  
LOS ANGELES CA 90028

5)  
OCCUPANT  
6255 HOLLYWOOD BLVD  
LOS ANGELES CA 90028

5)  
OCCUPANT  
6231 HOLLYWOOD BLVD  
LOS ANGELES CA 90028

5)  
OCCUPANT  
6243 HOLLYWOOD BLVD  
LOS ANGELES CA 90028

5)  
OCCUPANT  
6247 HOLLYWOOD BLVD  
LOS ANGELES CA 90028

5)  
OCCUPANT  
6233 HOLLYWOOD BLVD #2ND FLR  
LOS ANGELES CA 90028

7)  
OCCUPANT  
1718 VINE ST  
LOS ANGELES CA 90028

8)  
OCCUPANT  
1750 VINE ST  
LOS ANGELES CA 90028

8)  
OCCUPANT  
1770 VINE ST  
LOS ANGELES CA 90028

9)  
OCCUPANT  
6301 YUCCA ST  
LOS ANGELES CA 90028

12)  
OCCUPANT  
6201 HOLLYWOOD BLVD  
LOS ANGELES CA 90028

12)  
OCCUPANT  
6207 HOLLYWOOD BLVD  
LOS ANGELES CA 90028

12)  
OCCUPANT  
6211 HOLLYWOOD BLVD  
LOS ANGELES CA 90028

13)  
OCCUPANT  
1750 ARGYLE AVE  
LOS ANGELES CA 90028

13)  
OCCUPANT  
6147 CARLOS AVE  
LOS ANGELES CA 90028

14)  
OCCUPANT  
1771 VISTA DEL MAR AVE  
LOS ANGELES CA 90028

DIR 2012-2767



QMS #12-160 PAGE 2  
OCCUPANT LIST AUGUST 29, 2012

15)  
OCCUPANT  
1765 VISTA DEL MAR AVE  
LOS ANGELES CA 90028

15)  
OCCUPANT  
1767 VISTA DEL MAR AVE  
LOS ANGELES CA 90028

16)  
OCCUPANT  
1763 VISTA DEL MAR AVE  
LOS ANGELES CA 90028

16)  
OCCUPANT  
1761 VISTA DEL MAR AVE  
LOS ANGELES CA 90028

17)  
OCCUPANT  
1757 VISTA DEL MAR AVE  
LOS ANGELES CA 90028

18)  
OCCUPANT  
1751 VISTA DEL MAR AVE  
LOS ANGELES CA 90028

19)  
OCCUPANT  
1756 ARGYLE AVE #A  
LOS ANGELES CA 90028

19)  
OCCUPANT  
1756 ARGYLE AVE #B  
LOS ANGELES CA 90028

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OCCUPANT  
1756 ARGYLE AVE #C  
LOS ANGELES CA 90028

19)  
OCCUPANT  
1756 ARGYLE AVE #D  
LOS ANGELES CA 90028

19)  
OCCUPANT  
1760 ARGYLE AVE #A  
LOS ANGELES CA 90028

19)  
OCCUPANT  
1760 ARGYLE AVE #B  
LOS ANGELES CA 90028

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OCCUPANT  
1760 ARGYLE AVE #C  
LOS ANGELES CA 90028

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OCCUPANT  
1760 ARGYLE AVE #D  
LOS ANGELES CA 90028

19)  
OCCUPANT  
6210 YUCCA ST #A  
LOS ANGELES CA 90028

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6210 YUCCA ST #B  
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6210 YUCCA ST #C  
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6214 YUCCA ST #A  
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6214 YUCCA ST #C  
LOS ANGELES CA 90028

19)  
OCCUPANT  
6214 YUCCA ST #D  
LOS ANGELES CA 90028

19)  
OCCUPANT  
6216 YUCCA ST #A  
LOS ANGELES CA 90028

DIR 2012-2767