

HOLLY L. WOLCOTT  
CITY CLERK

City of Los Angeles  
CALIFORNIA

OFFICE OF THE  
CITY CLERK

When making inquiries relative to  
this matter, please refer to the  
Council File No. **15-1320**



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 HOPPES  
DIVISION MANAGER

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

CPC-2014-3706-VZC-HD-ZAA-SPR  
CD 13

January 15, 2016

**RE-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, January 26, 2016**, 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, Mitigation Monitoring Program and related California Environmental Quality Act findings, Los Angeles City Planning Commission (LACPC) report, Ordinance related to a Vesting Zone and Height District Change from C4-2D to (T)(Q)C4-2D with a D Limitation to allow a maximum Floor Area Ratio (FAR) of up to 5.5 to 1 (5.5:1 FAR), and appeals filed by Fran Offenhauser, David Carrera and Stephen Nourmand (Representative for Stephen Nourmand: Jayesh Patel, Pumilia, Patel and Adamec, LLP) from part of the determination of the LACPC, approving the Zoning Administrator's Adjustment to permit zero-foot side yard setbacks in lieu of the 14 feet required by Section 12.11-C,2 of the Los Angeles Municipal Code, and approving the Site Plan Review for development project which creates or results in an increase of 50 or more guest rooms, for the demolition of a one-story, 14,208 square-foot warehouse and the construction, use and maintenance of an 11-story, 124 foot, 6 inch tall, 109,470 square-foot hotel with 200 rooms, 29 bicycle parking spaces and a subterranean garage with four levels for 144 automobile parking spaces, a lobby bar, ground floor restaurant, meeting rooms, a rooftop pool, fitness/spa and restaurant, for property located at 1523-1541 North Wilcox Avenue, subject to modified Conditions of Approval.

Applicant: 1541 Wilcox Hotel, LLC (Representative: Michael Gonzales Law Group)

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. 15-1320 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.

**DETERMINATION LETTER  
CPC-2014-3706-VZC-HD-ZAA-  
SPR**

**MAILING DATE: 10/16/15  
Corrected Mailed: 10/19/15**

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Los Angeles, CA 90017

GIS/Fae Tsukamoto  
City Hall, Room 825  
**Mail Stop 395**

Council District 13  
City Hall, Room 480  
**Mail Stop 222**

Council File No. 15-1320

**AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING**

STATE OF CALIFORNIA )

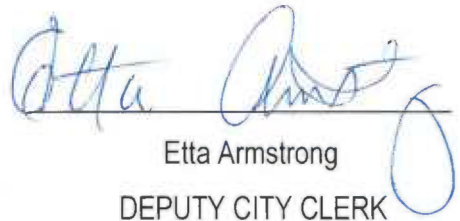
County of Los Angeles ) ss

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 15th day of January, 2016, mail, postage prepaid, to the applicant, appellant and interested parties for the property at

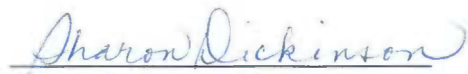
**1523-1541 NORTH WILCOX AVENUE  
ENV-2014-3707-MND**

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 15th day of January, 2016

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

