

BTC

BETTER TECHNOLOGY CORPORATION

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Los Angeles, CA 90012
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Fax (213) 617-9643

14540 Sylvan St., Ste. A
Van Nuys, CA 91411
(818) 779-8866
Fax (818) 779-8870

MAILING AFFIDAVIT

City Planning Commission
Case No. _____

Deputy Advisory Agency
Tentative Tract No. _____

CF No. 16-0033

Parcel Map No. _____

Zoning Administrator
Case No. _____

Private Street No. _____

Coastal Permit
Case No. _____

Area Planning Commission
Central, Harbor, SV, ELA, SLA, WLA, NV
Case No. _____

Design Review Board
Case No. _____

5500, 5510, 5516, 5520, 5526, 5542, 5544 W. Sunset Blvd.

SITE ADDRESS: 1417, 1431, 1433, 1435, 1437, 1439, 1441 N. Western Ave
1414 St. Andrews Pl & 5505, 5525 W. De Longpre Ave

I, Riva Martin certify that I am an employee of BTC, a contractor of the City of Los Angeles. Department of City Planning, State of California, and I did, on the 15th day of January, 2016 mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

- 500-foot radius
- Abutting the subject site
- Owners and Occupants
- Tenant Notice
- 100-foot coastal notice
- State Coastal Commission
- Adjacent City (ies)
- Applicant and Representative (where indicated)
- city Newspaper Notice
- LA Unified School District, LA County Regional Planning
- Caltrans
- Council's Own Initiative
- Metropolitan Transit Authority
- Certified Neighborhood Council (dept. of Neighborhood Empowerment)
- Council Office and Council District Office
- city Homeowners Associations
- Other
- Appelant

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.

Riva Martin
BTC Hearing Notice Mailing Clerk

HOLLY L. WOLCOTT
CITY CLERK

City of Los Angeles
CALIFORNIA

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information - (213) 978-1133
FAX: (213) 978-1040

When making inquiries relative
to this matter, please refer to
the Council File No. 16-0033



SHANNON HOPPES
DIVISION MANAGER

clerk.lacity.org

ERIC GARCETTI
MAYOR

CPC-2015-74-GPA-SP-CUB-SPP-SPR
CD 13

January 15, 2016

NOTICE TO APPLICANT/APPELLANT/OWNERS/OCCUPANTS 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 9, 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 the following:

- a) Addendum to the Certified Environmental Impact Report (EIR) for the Target at Sunset and Western Project (No. ENV-2008-1421-EIR), related California Environmental Quality Act (CEQA) finding and Mitigation Monitoring and Reporting Program;
- b) Communications from the Los Angeles City Planning Commission (LACPC) and Mayor and Resolution relative to a General Plan Amendment to the Hollywood Community Plan and the Mobility Element of the City's General Plan for the re-designation of Sunset Boulevard between St. Andrews Place and Western Avenue from an Avenue 1 (previously a Major Highway-Class II) to a Modified Major Highway-Class II, and Western Avenue between Sunset Boulevard and De Longpre Avenue from a Modified Avenue I (previously a Major Highway-Class II) to a Modified Major Highway Class II;
- c) Specific Plan Amendment to the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173749, to establish Land Use Regulations, Development Standards, and Design Guidelines for a new Subarea F, Large Scale Commercial Node designation;
- d) Specific Plan Amendment to the SNAP, Ordinance 173749, to change the Subarea Designation of the subject property, from Subarea C to Subarea F; and
- e) Appeals filed by: John Dewes, Target Corporation (Representative: Doug Couper, Greenberg Farrow); George Abrahams; Citizen's Coalition Los Angeles (Representative: Richard MacNaughton, Attorney at Law; and Doug Haines on behalf of the La Mirada Avenue Neighborhood Association of Hollywood (Representative: Robert Silverstein, The Silverstein Law Firm), from part of the determination of the LACPC in approving a Conditional Use Permit to allow for the sale of a full line of alcoholic beverages for off-

site consumption in the C2 zone, Site Plan Review for a project which results in an increase of 50,000 square feet or more of non-residential floor area and an increase of over 1,000 average daily trips, Specific Plan Project Permit Compliance with the SNAP, Ordinance 173749, and finding, pursuant to CEQA, that this project was assessed in the Target at Sunset and Western EIR No. ENV-2008-1421-EIR, SCH No. 2010121011 certified on April 3, 2013, and, as provided in the addendum, in the independent judgment of the decision maker that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, no subsequent or supplemental EIR or negative declaration is required for approval of the project, and adopting the proposed Mitigation Monitoring and Reporting Program and the required findings for the Addendum to the EIR;

for the demolition of a pre-existing 59,561 square-foot single-story commercial structure, an electrical substation, and a surface parking lot, including construction of a 194,749 square-foot, multi-tenant commercial structure, approximately 74 feet and four inches high, that includes a 163,862 square-foot retail store (Target), and 30,887 square feet of other smaller retail and food uses, including 458 at grade and above-ground parking spaces, for project located on a 168,869 square-foot lot classified in the C2-1 zone and also located within Subarea C of the Vermont / Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), for property located at 5500, 5510, 5516, 5520, 5526, 5542, 5544 West Sunset Boulevard, 1417, 1431, 1433, 1435, 1437, 1439, 1441 North Western Avenue, 1414 St. Andrews Place, 5505 and 5525 West De Longpre Avenue, subject to modified Conditions of Approval.

Applicant: John Dewes, Target Corporation
Representative: Doug Couper, Greenberg Farrow

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. 16-0033 by visiting: <http://www.lacouncilfile.com>.

Please be advised that the PLUM Committee reserve 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.

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7	RALEIGH FERNWOOD LLC 923 N CRESCENT HGTS BL LOS ANGELES CA 90046	8	GARCIA, EDUARDO 5612 FERNWOOD AVE LOS ANGELES CA 90028	9	LEPE, JUAN M 5606 FERNWOOD AVE HOLLYWOOD CA 90028
10	FERNWOOD LOFTS LLC 6230 WILSHIRE BLVD 1808 LOS ANGELES CA 90048	11	HUBBS, BRADLEY W PO BOX 1245 CARPINTERIA CA 93014	12	FERNWOOD APARTMENT HOMES LLC 15303 VENTURA BLVD 250 SHERMAN OAKS CA 91403
13	COVENANT HOUSE CALIFORNIA 1325 N WESTERN AVE LOS ANGELES CA 90027	14	OFSTEIN, STANLEY E 5646 LEXINGTON AVE LOS ANGELES CA 90038	15	LU, XU YONG 558 E NEWMARK AVE MONTEREY PARK CA 91755
16	SOCAL NORTH SERRANO SPV 1 LLC 6399 WILSHIRE BLVD 208 LOS ANGELES CA 90048	17	5420 SUNSET BOULEVARD LP LLC 22917 PACIFIC CST HWY 30 MALIBU CA 90265	18	5419 SUNSET PROPERTIES LLC 5919 FRANKLIN AVE LOS ANGELES CA 90028
19	HSI HOSPITALITY GROUP 5435 W SUNSET BLVD LOS ANGELES CA 90027	20	VIEWS AT 270 LP 5020 SANTA MONICA BL LOS ANGELES CA 90029	21	SUNSET & WESTERN LLC P O BOX 1159 DEERFIELD IL 60015-60
22	PATEL, SURESHBHAI N 1536 N WESTERN AVE LOS ANGELES CA 90027	23	HAROLD ROMAINE INC 2800 28TH ST STE 328 SANTA MONICA CA 90405	24	ROHAN, DORIN PO BOX 309 GLENDALE CA 91209
25	KUDRAVE, DANNY 8825 CLEARWATER RD FALLBROOK CA 92028	26	5426 5437 HAROLD WAY INC 2016 RIVERSIDE DR LOS ANGELES CA 90039	27	METROPOLITAN VIEW PROPERTIES L 6399 WILSHIRE BLVD 604 LOS ANGELES CA 90048

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SUNSET ST ANDREWS LLC
350 W HUBBARD ST 450
CHICAGO IL 60654

31
BEHAVIORAL SYSTEMS SOUTHWEST INC
118 AVENIDA VICTORIA
SAN CLEMENTE CA 92672

34
TRAN, THANH PHUONG THI
5548 HAROLD WAY
LOS ANGELES CA 90028

37
CONNER, COURTNEY
5558 HAROLD WAY
LOS ANGELES CA 90028

40
ISLAM, MOHAMMAD S
1521 N ST ANDREWS PL
LOS ANGELES CA 90028

43
JUKNAVORIAN FAMILY GENERAL PARTNER
5625 W SUNSET BLVD
LOS ANGELES CA 90028

999
JPL ZONING SERVICES #7497
6257 VAN NUYS BL #101
VAN NUYS CA 91401

999
Craig Fajnor/ECO Tierra Consulting
523 W. 6th STREET, # 301
LOS ANGELES CA 90014

29
MORRIS, THERESA D
953 S GRAMERCY DR
LOS ANGELES CA 90019

32
STARK, ANDREW
236 S HIGHLAND AVE
LOS ANGELES CA 90036

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VALENZUELA, LEO A
5356 FOUNTAIN AVE
LOS ANGELES CA 90029

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BARRIOS, FREDY R
5600 HAROLD WAY
LOS ANGELES CA 90028

41
VALENZUELA PROPERTIES #1 LLC
5356 FOUNTAIN AVE
LOS ANGELES CA 90029

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KM ALLIANCE LLC
2316 TEASLEY ST
LA CRESCENTA CA 91214

999
GREENBERG FARROW
19000 MACARTHUR 250
IRVINE CA 92612

C.D.13
COUNCIL PERSON MITCH O'FARRELL
200 N. SPRING ST., ROOM 450
LOS ANGELES, CA 90012

C.D.13
HOLLYWOOD DISTRICT OFFICE
1722 SUNSET BLVD.
LOS ANGELES, CA, 90026

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ST ANDREW S COMMUNITY LIMITED
5020 SANTA MONICA BL
LOS ANGELES CA 90029

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CASABAR, FELLPA P
5542 HAROLD WAY
LOS ANGELES CA 90028

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RAHNAMA, MANI
3078 SW FAIRMOUNT BL
PORTLAND OR 97239

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TEEL, MI HWA
1525 N ST ANDREWS PL
LOS ANGELES CA 90028

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CHAMOUN, GEORGE
606 S HILL ST STE 1104
LOS ANGELES CA 90014

45
SUNWEST PROPERTY LLC
5916 SEPULVEDA BLVD
VAN NUYS CA 91411

999
Kareem Ali/Target Corporation
24500 ALICIA PARKWAY
MISSION VIEJO CA 92691

HOLLYWOOD STUDIO DISTRICT
NEIGHBORHOOD COUNCIL
5500 HOLLYWOOD BLVD, #406
HOLLYWOOD, CA 90028

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OCCUPANT
1417 N WESTERN AV
LOS ANGELES CA 90027

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OCCUPANT #2
5645 FERNWOOD AV
HOLLYWOOD CA 90028

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OCCUPANT
1367 N ST ANDREWS PL
LOS ANGELES CA 90028

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5627 FERNWOOD AV
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5600 W SUNSET BL
LOS ANGELES CA 90028

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1385 N WESTERN AV
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5451 W SUNSET BL
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1516 N WESTERN AV
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LOS ANGELES CA 90027

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OCCUPANT #203
1516 N WESTERN AV
LOS ANGELES CA 90027

20
OCCUPANT #204
1516 N WESTERN AV
LOS ANGELES CA 90027

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OCCUPANT #205
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LOS ANGELES CA 90027

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OCCUPANT #206
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LOS ANGELES CA 90027

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LOS ANGELES CA 90027

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LOS ANGELES CA 90027

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LOS ANGELES CA 90027

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LOS ANGELES CA 90027

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LOS ANGELES CA 90027

20
OCCUPANT #411
1516 N WESTERN AV
LOS ANGELES CA 90027

20
OCCUPANT
5451 W SUNSET BL
LOS ANGELES CA 90027

22
OCCUPANT
1524 N WESTERN AV
LOS ANGELES CA 90027

22
OCCUPANT
1530 N WESTERN AV
LOS ANGELES CA 90027

22
OCCUPANT
5446 HAROLD WAY
LOS ANGELES CA 90027

23
OCCUPANT #2
5440 HAROLD WAY
LOS ANGELES CA 90027

23
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5440 HAROLD WAY
LOS ANGELES CA 90027

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5440 HAROLD WAY
LOS ANGELES CA 90027

24
OCCUPANT
5436 HAROLD WAY
LOS ANGELES CA 90027

24
OCCUPANT
5436 3/4 HAROLD WAY
LOS ANGELES CA 90027

24
OCCUPANT
5438 1/4 HAROLD WAY
LOS ANGELES CA 90027

25
OCCUPANT
5432 1/2 HAROLD WAY
LOS ANGELES CA 90027

25
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5434 1/2 HAROLD WAY
LOS ANGELES CA 90027

22
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5448 HAROLD WAY
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5440 HAROLD WAY
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LOS ANGELES CA 90027

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5440 HAROLD WAY
LOS ANGELES CA 90027

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5436 1/2 HAROLD WAY
LOS ANGELES CA 90027

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5438 HAROLD WAY
LOS ANGELES CA 90027

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OCCUPANT
5438 3/4 HAROLD WAY
LOS ANGELES CA 90027

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OCCUPANT
5432 1/4 HAROLD WAY
LOS ANGELES CA 90027

25
OCCUPANT
5434 1/4 HAROLD WAY
LOS ANGELES CA 90027

23
OCCUPANT #1
5440 HAROLD WAY
LOS ANGELES CA 90027

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5440 HAROLD WAY
LOS ANGELES CA 90027

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OCCUPANT #7
5440 HAROLD WAY
LOS ANGELES CA 90027

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5440 HAROLD WAY
LOS ANGELES CA 90027

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5436 1/4 HAROLD WAY
LOS ANGELES CA 90027

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OCCUPANT
5438 1/2 HAROLD WAY
LOS ANGELES CA 90027

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OCCUPANT
5432 HAROLD WAY
LOS ANGELES CA 90027

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OCCUPANT
5434 HAROLD WAY
LOS ANGELES CA 90027

26
OCCUPANT #101
5426 HAROLD WAY
LOS ANGELES CA 90027

26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#102	26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#103	26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#104
26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#105	26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#201	26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#202
26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#203	26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#204	26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#205
26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#301	26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#302	26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#303
26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#304	26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#305	26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#401
26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#402	26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#403	26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#404
26 OCCUPANT 5426 HAROLD WAY LOS ANGELES CA 90027	#405	27 OCCUPANT 5525 W SUNSET BL LOS ANGELES CA 90028		28 OCCUPANT 5533 W SUNSET BL LOS ANGELES CA 90028	
28 OCCUPANT 5535 W SUNSET BL LOS ANGELES CA 90028		28 OCCUPANT 5537 W SUNSET BL LOS ANGELES CA 90028		28 OCCUPANT 5539 W SUNSET BL LOS ANGELES CA 90028	
28 OCCUPANT 5541 W SUNSET BL LOS ANGELES CA 90028		28 OCCUPANT 5545 W SUNSET BL LOS ANGELES CA 90028		28 OCCUPANT 5547 W SUNSET BL LOS ANGELES CA 90028	

28
OCCUPANT
5549 W SUNSET BL
LOS ANGELES CA 90028

30
OCCUPANT
1500 N ST ANDREWS PL
LOS ANGELES CA 90028

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OCCUPANT
1518 N ST ANDREWS PL
LOS ANGELES CA 90028

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OCCUPANT
1524 N ST ANDREWS PL
LOS ANGELES CA 90028

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OCCUPANT
1530 N ST ANDREWS PL
LOS ANGELES CA 90028

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OCCUPANT
1536 N ST ANDREWS PL
LOS ANGELES CA 90028

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OCCUPANT
1542 N ST ANDREWS PL
LOS ANGELES CA 90028

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5532 HAROLD WAY
LOS ANGELES CA 90028

32
OCCUPANT #5
5532 HAROLD WAY
LOS ANGELES CA 90028

28
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5551 W SUNSET BL
LOS ANGELES CA 90028

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1514 N ST ANDREWS PL
LOS ANGELES CA 90028

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1520 N ST ANDREWS PL
LOS ANGELES CA 90028

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1526 N ST ANDREWS PL
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1532 N ST ANDREWS PL
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OCCUPANT
1538 N ST ANDREWS PL
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31
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5553 W SUNSET BL
LOS ANGELES CA 90028

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1522 N ST ANDREWS PL
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1528 N ST ANDREWS PL
LOS ANGELES CA 90028

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1534 N ST ANDREWS PL
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1540 N ST ANDREWS PL
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5542 HAROLD WAY
LOS ANGELES CA 90027

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OCCUPANT
5544 HAROLD WAY
LOS ANGELES CA 90027

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OCCUPANT #1
5554 HAROLD WAY
LOS ANGELES CA 90028

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36
OCCUPANT
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LOS ANGELES CA 90028

41
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5612 HAROLD WAY
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41
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42
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OCCUPANT #C
5622 HAROLD WAY
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42
OCCUPANT D
5622 HAROLD WAY
LOS ANGELES CA 90027

44
OCCUPANT
5609 W SUNSET BL
LOS ANGELES CA 90028

41
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5618 HAROLD WAY
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41
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42
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5622 HAROLD WAY
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42
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42
OCCUPANT C
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44
OCCUPANT
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41
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5606 HAROLD WAY
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5620 HAROLD WAY
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OCCUPANT #B
5622 HAROLD WAY
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42
OCCUPANT #B
5624 HAROLD WAY
LOS ANGELES CA 90028

42
OCCUPANT D
5624 HAROLD WAY
LOS ANGELES CA 90027

45
OCCUPANT
1500 WESTERN AV
LOS ANGELES CA 90027

**DETERMINATION LETTER
CPC-2015-74-GPA-SP-CUB-
SPP-SPR
MAILING DATE: 12/15/15**

Richard Schulman
Target
600 W. Broadway #800
San Diego, CA 92101

George Abrahams
3150 Durand Dr
Los Angeles, CA 90068

Bill Zide
5500 Hollywood Blvd.
Los Angeles, CA 90028

Alycia Witzling
350 S. Bixel Street
Los Angeles, CA 90015

Sydney Thompson
4810 W. Sunset Blvd.
Los Angeles, CA 90027

Fabio Conti
2448 N. Gower Street
Los Angeles, CA 90068

Roger Hampton
932 S. Curson Avenue
Los Angeles, CA 90036

Beth Marlis
6752 Hollywood Blvd.
Los Angeles, CA 90028

Suriya Prasad
5419 La Mirada Avenue
Los Angeles, CA 90029

John Dewes
Target Corporation
1000 Nicollet Mall
Minneapolis, MN 55403

William Huntress
Target
19 South 1st Street, B205
Minneapolis, MN 55401

Ann Gagen
6603 Whitley Terrace
Los Angeles, CA 90068

Jeff Zarrinam
1160 N. Vermont Avenue
Los Angeles, CA 90029

Janet Welland
516 S. Fountain Avenue
Los Angeles, CA 90027

Heidi Lux
4470 W. Sunset Blvd.
Los Angeles, CA 90027

Nicole Shahenian
7018 Hollywood Blvd.
Los Angeles, CA 90028

Carlos Delgado
4860 Sunset Blvd.
Los Angeles, CA 90027

Marty Shelton
6114 W. Sunset Blvd.
Los Angeles, CA 90028

Martinos Mishydan
5407 La Mirada Avenue
Los Angeles, CA 90029

Andy King
Target
6271 Ruby Crest Way
Mira Loma, CA 91752

Doug Haines
P.O. Box 93596
Los Angeles, CA 90093

David Bell
4317 Kingswell
Los Angeles, CA 90027

Jaques M.
1425 N. Cahuenga Blvd.
Los Angeles, CA 90028

Caralyn Percy
570 N Rossmore Avenue
Los Angeles, CA 90004

Leron Gubler
7018 Hollywood Blvd.
Los Angeles, CA 90028

Brian Folb
6464 Sunset
Hollywood, CA 90028

Doug Couper
19000 Mac Arthur Blvd., 250
Irvine, CA 92612

Paul Hult
1166 ½ N. Hobart Blvd.
Los Angeles, CA 90029

Louis Moreno
5427 La Mirada Avenue
Los Angeles, CA 90029

Robert Silverstein
215 N. Marengo, 3rd Floor
Pasadena, CA 91101

James Moreno
5424 La Mirada Avenue
Los Angeles, CA 90029

Paul C Mishydan
5405 La Mirada Avenue
Los Angeles, CA 90029

Cha Lee T
5419 La Mirada Avenue
Los Angeles, CA 90029

Janet T
5417 La Mirada Avenue
Los Angeles, CA 90029

David Bell
4317 Kingswell
Los Angeles, CA 90027

Ed Hunt
5346 Virginia Avenue
Los Angeles, CA 90029

Hollywood Neighborhood Council
5500 Hollywood Blvd.
Los Angeles, CA 90029

Dan Wright
215 N. Marengo Avenue
Pasadena, CA 91101

Jennifer Barbosa
1143 ½ N. Gordan Street
Los Angeles, CA 90038

Jennifer Moran
4317 Kingswell
Los Angeles, CA 90027

Alex Korneche
4524 Russell
Los Angeles, CA 90027

Blake Lamb
City Planner
City Hall, Room 621
Mail Stop 395

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

Council District 13
City Hall, Room 480
Mail Stop 222

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