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City of Los Angeles CALIFORNIA



ERIC GARCETTI
MAYOR

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

BRIAN WALTERS
DIVISION MANAGER

clerk.lacity.org

When making inquiries relative
to this matter, please refer to
the Council File No. **17-0933**

CPC-2016-2263-VZC-HD-CUB-CU-ZAA-WDI-SPR
Council District 13

September 21, 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, October 17, 2017** at approximately **2:30 PM** or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Mitigated Negative Declaration (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 draft Ordinance effecting a Vesting Zone Change and Height District Change from C4-2D-SN to (T)(Q)C2-2D-SN, to remove the existing D Limitation and impose a new D Limitation permitting a maximum Floor Area Ratio (FAR) of 3.06 to 1, in lieu of the otherwise permitted FAR of 2:1 and a maximum building height of 88 feet 6 inches, in lieu of the otherwise permitted 45 feet per the existing D Limitation, and an appeal filed by Lauren Elle Farmer (Representative: Gideon Kracov, Law Office of Gideon Kracov) from the determination of the LACPC in approving:

- a) a Conditional Use Permit, pursuant to Section 12.24-W.1 of the Los Angeles Municipal Code (LAMC), to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within the hotel rooms (mini bars) and restaurant uses;
- b) a Conditional Use Permit, pursuant to LAMC Section 12.24-W.15, to allow commercial uses in the R5 Zone when located outside of the Central City Community Plan Area;
- c) a Zoning Administrator's Adjustment, pursuant to LAMC Section 12.28, to permit a zero-foot southerly side yard setback (above the ground floor) in lieu of the otherwise required 10-foot side yard setback;
- d) a Waiver of Dedication and Improvements of the five-foot dedication requirement along the eastern frontage of the property, pursuant to LAMC Section 12.37-I.3; and,
- e) a Site Plan Review, pursuant to LAMC Section 16.05, for a development project which creates or results in an increase of 50 or more rooms,

for the construction, use and maintenance of a seven-story, 88 feet 6 inches tall, 133-room hotel with 3,580 square feet of restaurant uses at the ground floor and rooftop levels, including 103 automobile parking spaces within one at-grade and two subterranean parking levels, for the property located at 1715-1721 North Wilcox Avenue, subject to modified Conditions of Approval.

Applicant: Adolfo Suaya
Representative: Michael Gonzalez, Gonzalez 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 view the contents of Council file No. 17-0933 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.

Zina H. Cheng
Deputy City Clerk, Planning and Land Use Management Committee
clerk.plumcommittee@lacity.org
(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 MAILING FOR:
CPC-2016-2263-VZC-HD-CUB-CU-ZAA

Mailing Date: July 26, 2017

Representative:
Bill Rosden
2012 Hyperion Ave.
Los Angeles, CA 90027

Clarence Julius Celik
6515 Hollywood Blvd.
Los Angeles, CA 90026

Afroza Hasan
6513 ½ Hollywood Blvd.
Los Angeles, CA 90028

Ibi Winterman
248 Florence
Oakland, CA 94618

Ann Winterman
559 Spruce Street
Oakland, CA 94606

Hugo Soto
4015 Los Feliz Blvd.
Los Angeles, CA 90017

Lisa Lei
987 White Knoll Dr. Apt. A
Los Angeles, CA 90012

John Girodo
1929 Whitley Ave. # 508
Los Angeles, CA 90068

Tim Flaherty Jr.
One Embarcadero Center 400
San Francisco, CA 94111

Chris Robertson
Council District 13
City Hall, Room 480
Mail Stop: 222

Representative:
Michael Gonzales
800 Wilshire Blvd., Suite 860
Los Angeles, CA 90017

David Carrera
6530 Leland Way
Los Angeles, CA 90028

Fatima Mumeta
640 N. New Hampshire Blvd.
Los Angeles, CA 90004

Rose Farkas
239 Florence
Oakland, CA 94618

Stanley Winterman
248 Florence
Oakland, CA 94618

Elle Farmer
464 Lucas Ave.
Los Angeles, CA 90017

Nathan Korman
1723 Wilcox Ave.
Los Angeles, CA 90028

Nicole Shahenian
6255 Sunset Blvd.
Hollywood, CA 90028

Oliver Netburn
City Planning Associate
oliver.netburn@lacity.org

Applicant:
Adolfo Suaya
6541 Hollywood Blvd. #111
Los Angeles, CA 90028

Jared Masters
PO BOX 11115
Hollywood, CA 90078

Khadker Narmol Hasan
6513 ½ Hollywood Blvd.
Los Angeles, CA 90028

Jasmin Tran
6511 Hollywood Blvd.
Los Angeles, CA 90028

Steven Hammond
1 Embarcadero Center
San Francisco, CA 94111

Danya Winterman
5851 Ocean View Drive
Oakland, CA 94618

Mark Alcala
19032 Sherman Way
Reseda, CA 91335

Scott Campbell
6464 Sunset Blvd. # 770
Hollywood, CA 90028

Adrian S. Fine
523 W. 6th Street J26
Los Angeles, CA 90014

James K. Williams
Commission Executive Assistant II
james.k.williams@lacity.org

Heather Bleemers
City Planner
oliver.netburn@lacity.org