

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF RESCHEDULED PUBLIC HEARING

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project. *Rescheduling of public hearing date previously scheduled for July 6, 2016.*

Note: Deletions are in ~~strikeout~~ and additions are in underline.

Hearing By: Hearing Officer
Date: ~~Wednesday, July 6, 2016~~
Wednesday July 27, 2016
Time: ~~2:00 p.m.~~
11:30 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012
Staff Contact: Jordann Turner
Phone No.: (213) 978-1365
Email: Jordann.Turner@lacity.org

Case No.: CPC-2016-618-GPA-ZC-CU-CUB-ZV
CEQA No.: ENV-2016-619-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 4-Ryu
Plan Area: Hollywood
Specific Plan: None
Certified NC: Hollywood United
GPLU: Medium Residential
Proposed: Limited Commercial

Existing Zone: R3-1
Proposed Zone: C1-2D

Applicant: Villa Carlotta Bliss, LLC, Gidi Cohen.
Representative: three6ixty, Dana Sayles

PROJECT LOCATION: 5959 West Franklin Avenue and 1915 North Tamarind Avenue

PROPOSED PROJECT: The proposed project involves the rehabilitation and change of use of an existing residential apartment building with 50 units (Villa Carlotta) designated as a Los Angeles Historic Cultural Monument HCM-315, into a boutique hotel with 50 guest rooms located at 5959 West Franklin Avenue. The adjoining duplex located at 1915 North Tamarind Avenue will be demolished to accommodate a new surface public parking lot for up to 39 vehicles to support the proposed hotel.

REQUESTED The Hearing Officer will consider:

ACTION:

1. Pursuant to City Charter Section 555 and Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to the Hollywood Community Plan to change the land use designation of the parcel located at 5959 West Franklin Avenue from Medium Commercial to Limited Commercial;
2. Pursuant to Los Angeles Municipal Code Section (L.A.M.C.) 12.32-F, a Zone Change from R3-1 to C1-2D for the parcel located at 5959 West Franklin Avenue;
3. Pursuant to Section 12.24-W,37 of the L.A.M.C., a Conditional Use to permit public parking in the R3-1 Zone on the parcel located at 1915 West Tamarind Avenue;
4. Pursuant to Section 12.24-W,24 of the L.A.M.C., a Conditional Use to permit a hotel use in the C1-2D Zone within 500 feet of an A or R Zone;
5. Pursuant to 12.24-W,1 of the L.A.M.C., a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a 50-guest room hotel;
6. Pursuant to Section 12.24-F of the L.A.M.C., a determination for the following:
 - a. Reduction of front, side, and rear yards for the legally non-conforming historic structure in lieu of the yards required by the proposed C1-2D Zone.
7. Pursuant to Section 12.27 of the L.A.M.C., a Zone Variance from Section 12.13 of the L.A.M.C. to permit a density of 50 guest rooms in lieu of the 29 otherwise permitted in the proposed C1-2D Zone;
8. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Commission will consider adopting the Mitigated Negative Declaration, (ENV-2016-619-MND) for the subject use; and
9. Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2016-619-MND.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City 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 on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, 200 North Spring Street, Room 763, Los Angeles, CA 90012 (attention: Jordann Turner) or e-mailed to Jordann.Turner@lacity.org.

REVIEW OF FILE: Case No. **CPC-2016-618-GPA-ZC-CU-CUB-ZV**, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Jordann Turner at (213) 978-1365 or e-mail to Jordann