



Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

RESCHEDULED HEARING

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知
Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր



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Monday, November 21, 2022
11:00 a.m.

For the redevelopment of an existing hotel site with a new mixed-use complex with 520 residential units and approximately 45,000 square feet of commercial space

Project Located at:

12825 West Ventura Boulevard

Hearing Conducted by:

Hearing Officer on behalf of the City Planning Commission

Due to concerns over COVID-19, this public hearing will be conducted entirely telephonically by Zoom (<https://zoom.us/>) and will allow for remote public comment.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: 830 1609 4770 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/83016094770>
Enter Meeting ID: 83016094770 and Passcode: 333195

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

12805-12835 West Ventura Boulevard, 4218-4230 North Coldwater Canyon Ave
Studio City, CA 91604

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

The project involves the demolition of an existing hotel and surface parking lot for the construction, use, and maintenance of a new mixed-use residential and commercial development with 520 residential units and approximately 46,000 square feet of commercial space. 78 residential units will be reserved for Very Low Income households. The project will be a maximum of 94 feet in height and will provide 1,385 vehicle parking spaces.

Actions Requested

Acciones solicitadas • 요청된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

On behalf of the City Planning Commission, the Hearing Officer will take public testimony regarding the following:

1. An exemption from CEQA pursuant to California Public Resource Code Section 21155.2, the Sustainable Communities Environmental Assessment (SCEA) prepared for this project (ENV-2021-7013-SCEA), as well as the whole of the administrative record;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a Density Bonus Compliance Review to permit a housing development project consisting of 520 residential units, of which a minimum of 78 will be set aside for Very Low Income households, and with the following Incentives and Waivers:
 - a. An Off-Menu Incentive to allow a maximum Floor Area Ratio (FAR) of 2.83:1 in lieu of the otherwise permitted 1.0:1 FAR;
 - b. An Off-Menu Incentive to allow a maximum building height of 94 feet in lieu of the otherwise permitted 30 feet;
 - c. An Off-Menu Incentive to allow 402 accessible standard vehicle parking stalls in lieu of the otherwise required 520 accessible standard parking stalls;
 - d. A Waiver to allow zero-foot side yard setbacks in lieu of the otherwise required 10-foot side yard setbacks;
 - e. A Waiver to waive the otherwise required transitional height requirements;
 - f. A Waiver to allow a zero-foot distance between main buildings in lieu of the otherwise required distance;
 - g. A Waiver to allow a zero-foot rear yard setback in lieu of the otherwise required 20-foot rear yard setback;
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to permit the sale and dispensing of alcoholic beverages in conjunction with approximately 45,000 square feet of commercial space within the project;
4. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a project within the Ventura-Cahuenga Boulevard Corridor Specific Plan; and
5. Pursuant to LAMC Section 16.05, Site Plan Review for a development project creating 50 or more residential dwelling units.



Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

CPC-2021-7012-DB-MCUP-WDI-SPP-SPR-VHCA

Environmental Case Number(s):

ENV-2021-7013-SCEA

Related Case Number(s):

None

Zone:

C1.5-1VL-RIO

Land Use Designation:

Neighborhood Commercial

Council District:

4 - Raman

Applicant:

Sportsmen's Lodge Owner, LLC

Representative:

Dave Rand, Rand Paster Nelson LLP

Overlay(s):

Ventura/Cahuenga Boulevard Corridor Specific Plan

Community Plan Area:

Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass

Assigned Staff Contact Information:

More Song, City Planner
more.song@lacity.org
(213) 978-1319
200 North Spring Street, Room 763
Los Angeles, CA 90012

Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.