

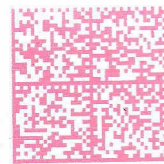


Department of City Planning

P.O. Box 6069
Sherman Oaks, CA 91413

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CPC 21-10345 - 5.2

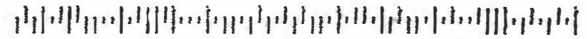
STUDIO CITY N.C.

LAND USE CHAIR COMMITTEE
4024 RADFORD AVE
EDITORIAL BLDG - RM 6
STUDIO CITY, CA 91604

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CJCHIMP

91604

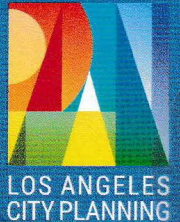


Notice of Public Hearing

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



Traducción
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Tuesday, May 2, 2023

1:00 p.m.

Density Bonus apartment building
with 129 dwelling units including 17
dwelling units set aside for Very Low
Income Households.

Project Located at:

4260 North Arch Drive

Hearing Conducted by:

Hearing Officer

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: 834 5488 5861 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/83454885861>
Enter Meeting ID: 83454885861 and Passcode: 505304

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.

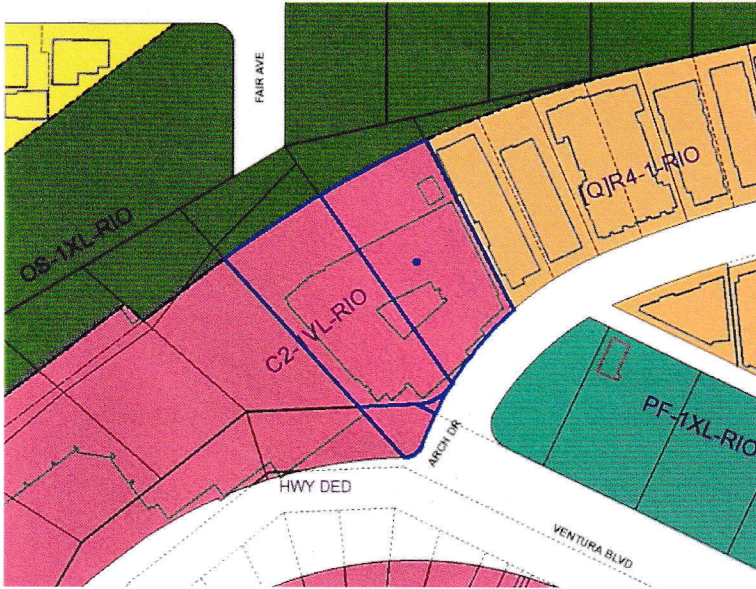
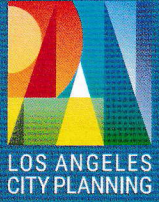
The meeting's agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

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☎ 311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



Project Address

4260 North Arch Drive and 11201 West Ventura Boulevard

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The construction, use and maintenance of a new multifamily residential building with 129 dwelling units, including 17 set aside for Very Low Income Households. The proposed building will have approximately 117,000 square feet of floor area and will reach a maximum height of 76 feet with stepbacks at the upper floors at the rear of the building. The proposed project will provide 132 parking spaces, 43 of which will be compact spaces. Parking is provided within a partially subterranean garage. The proposed project will provide a publicly accessible path between Arch Drive and the Los Angeles River, providing public pedestrian access to the Los Angeles River path.

Actions Requested

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

The Hearing Officer will consider:

1. A CEQA exemption pursuant to CEQA Guidelines, Section, 15332, **Class 32 (Urban Infill)**, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25(g) a **Density Bonus** for a housing development project totaling 129 dwelling units, including 17 units set aside for Very Low Income Households, and requesting the following three incentives and two waivers of development standards:
 - a. An on-menu incentive to permit a **Floor Area Ratio (FAR)** of 3:1 for a project located on a Major Highway within 1,500 feet of a Transit Stop in lieu of the 1:1 FAR limitation pursuant to the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 6.B.3; and
 - b. An on-menu incentive to permit up to a 20% increase in **lot coverage** to allow a maximum of 72% lot coverage in lieu of 60% lot coverage limitation pursuant to the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 7.B; and
 - c. An off-menu incentive to permit 31-foot increase in **building height** to allow a maximum height of 76 feet in-lieu of the 45-foot building height limitation of the C2-1VL-RO Zone; and to allow building height to exceed of the transitional height limitations pursuant to LAMC Section 12.21.1-A,10 and
 - d. A waiver of development standards to allow up to 43 of the 132 required **parking** spaces to be provided as compact spaces in lieu of the compact parking limitations pursuant to LAMC 12.21-A,5(c); and
 - e. A waiver of development standards to permit a multi-family development with deviations from Commercial Corner Development Standards pursuant to LAMC 12.22-A,23(a) including deviations for height (LAMC 12.22-A,23(a)(1)) and landscape setbacks (LAMC 12.22-A,23(a)(10)(i)); and
3. Pursuant to LAMC Section 61.05, a **Site Plan Review** for a project with 50 or more dwelling units; and
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.

Case Information

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

Case Number(s):

CPC-2021-10345-DB-SPP-SPR-HCA

Environmental Case Number(s):

ENV-2021-10346-CE

EAF?

Related Case Number(s):

CPC-2017-3759-DB-SPP-SPR

Overlays(s):

The Ventura Cahuenga Specific Plan

Zone:

C2-1VL-RIO

Land Use Designation:

General Commercial

Community Plan Area:

Sherman Oaks - Studio City

Council District:

4 - Nithya Raman

Assigned Staff Contact Information:

Renata Ooms, City Planner

renata.ooms@lacity.org

213-978-1222

200 North Spring Street, Rm 763

Los Angeles, CA 90012

Applicant:

Universal City Guest Home, L.P.

Representative:

Jonathan Riker, Venable, LLP

Who's Receiving This Notice

Quién recibe este aviso • 분통자를 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.