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Planning Report

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Fri, Jul 29, 2016 at 3:15 PM

COUNCILMEMBER • DISTRICT 4
DAVID RYU
SERVING OUR NEIGHBORHOODS



Hello All!

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The Week of August 1, 2016

Hearing Notices and Agendas

Friday August 5 (Both are Valley Cases):

<http://planning.lacity.org/InternetCalendar/pdf.aspx?id=54181>

<http://planning.lacity.org/InternetCalendar/pdf.aspx?id=54182>

Last Week in Review

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8150 Sunset Project

Agenda

<http://planning.lacity.org/InternetCalendar/pdf.aspx?Id=54205>

We very much appreciated all of the wonderful community members who attended and voiced their concerns yesterday. The appellants will be further appealing the decision of the City Planning Commission and this item will next go before the Planning and Land Use Committee of the City Council. The City Planning Commission decided to approve the requested entitlements and increased FAR and eliminated 60 parking spots that were being provided due to community demand.

The Councilmember said the following in regards to the Commission's decision:

While I recognize that the prodigious Frank Gehry design at 8150 Sunset will provide jobs and affordable housing for residents and Angelenos, I have serious concerns about the project's height and density, as well as its limited return on community benefits, most importantly affordable housing.

Though I applaud the City Planning Commission on deciding today to add an additional 4% of workforce housing to the amount of affordable housing required on the project, bringing the total up to 15%, the Commission dramatically reduced parking, increasing the profit for the developers while ignoring the concerns of the neighborhood.

Further, the height and density of the project still exceed what the City is getting in exchange for the affordable units. The Density Bonus Law, SB1818, should not be used to bypass City zoning codes or limit the Commission's or Council's discretion as to how land use regulations are applied. The lower intensity land use designations and zones of the immediately abutting residential neighborhoods should have more weight in the findings of this decision.

Villa Carlotta

<http://planning.lacity.org/InternetCalendar/pdf.aspx?Id=54195>

**FOR
IMMEDIATE RELEASE**
July 27, 2016

**Press
Contact:**
Sarah
Dusseault
sarah.dusseault@lacity.org
213-473-7004

Renovation of Villa Carlotta Continues as Hotel Plans Withdrawn

HOLLYWOOD, CA — After thorough consideration and in consultation with Councilmember David Ryu, CGI announced today that it has decided to withdraw its plans to operate Villa Carlotta as a hotel. The decision was made in response to extensive community input. The collaborative, community-centric, and responsive approach from the developer CGI sets a precedent for future developments in the Fourth Council District.

CGI

purchased the historic 1926 property in 2014. In February 2016, CGI filed an application with the City of Los Angeles to operate the building as a boutique hotel and initiated the environmental review of that proposal. The application has now been withdrawn from consideration by the City.

“I am grateful for the developer’s decision. In the Fourth Council District our goal is to create and preserve great neighborhoods,” said Councilmember David Ryu. “During my campaign for office, I pledged to protect Villa Carlotta and honor its rich history. My staff and I worked hand-in-hand with the Hollywood United Neighborhood Council, Beachwood Canyon Neighborhood Association, and former residents of Villa Carlotta to ensure that dialogue and community outreach was prioritized. Working with the tenants through this process has reaffirmed my commitment to protecting tenants’ rights. We appreciate the opportunity to work with CGI to mitigate community concerns and recognize its decision to withdraw the application for the requested entitlements. Our work together will restore this cultural monument as well as preserve the character of this neighborhood.”

“We appreciate all the feedback that we have received during this process, especially the constructive comments from Councilmember Ryu and his staff along with our neighbors in the Hollywood community,” said Gidi Cohen, founder and CEO of CGI. “As stewards of this beloved local treasure, we appreciate the importance of Villa Carlotta to its neighbors and the Hollywood community, as well as its place in Los Angeles’ history. We intend to honor and celebrate that legacy by meticulously working to return the building to its original grandeur. Doing so will allow this Hollywood landmark to be cherished by future generations.”

The renovation of the historic landmark will continue with completion expected mid-2017. The future use of the building is yet undetermined at this time; however, CGI will continue conversations with the City and community to identify the next chapter in Villa Carlotta’s storied history.

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Additional Updates

Clean Streets Challenge Workshops

This challenge awards grants to Neighborhood Councils and Community Organizations that develop innovative strategies to keep L.A. Streets Clean.

***Items Attached for reference**

ICON (Sunkist Bldg.) Sherman Oaks DEIR released, see below

7500 Sunset

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The 15 day extension has been granted for ENV-2014-1707-EIR. The 15-day extension will take us to 8/16. Planning will be updating its website and sending out an updated notice to those who previously received it.

***Items Attached for reference**

Proposed Hollywood Community Plan Update

<http://planning.lacity.org/cpu/hollywood.html>

Click on the Blue Links Below to access the documents:

- **Small Lot Code Amendment and Policy Update**
 - [Summary Sheet](#)
 - [Revised Frequently Asked Questions](#)
 - [Draft Small Lot Code Amendment](#)
 - [Draft Small Lot Design Standards](#)
 - [Overview of the Draft Map Standards](#)
- **Home-Sharing Ordinance (Short Term Rentals)**
 - [Staff Recommendation Report and Revised Ordinance](#)
 - [Home-Sharing Ordinance \(Short Term Rentals\) - Draft Ordinance](#)
 - [Hearing Notice](#)
 - [Quick Guide/FAQ](#)
- **Second Dwelling Unit Repeal**
 - [Second Dwelling Unit Repeal - Draft Ordinance](#)
 - [Hearing Notice](#)

- o [Staff Recommendation Report](#)

EIRs

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ICON Sherman Oaks

<http://planning.lacity.org/eir/ICONshermanOaks/DEIR/index.html>

ENV-2014-1362-EIR

State Clearinghouse Number: [2014071001](#)

Council District: 4 - David
Ryu

Community Plan Area: Van Nuys - North Sherman Oaks

Project Location: 14130 and 14154 Riverside Drive, Los Angeles, CA 91423

Project Description: IMT Capital II Sherman Oaks, LLC, the Project Applicant, proposes to develop a mixed-use project comprised of residential and neighborhood-serving commercial uses (the Project) on an approximate 8.3-acre site located at 14130 and 14154 West Riverside Drive (Project Site) in the Van Nuys–North Sherman Oaks Community Plan area of the City of Los Angeles (City). These new uses would be integrated with the existing Sunkist Growers, Inc. international headquarters building (Sunkist Building), which would be maintained and rehabilitated as part of the Project. The Project would specifically include three new buildings referred to as Buildings A, B, and C that would provide a total of 298 new multi-family residential units and approximately 39,241 square feet of neighborhood- serving commercial uses, including up to 7,241 square feet of restaurant uses. In addition, upon completion, the Project would provide a total of 1,345 parking spaces for the proposed uses and the Sunkist Building. Parking spaces for employees of the Sunkist Building and the proposed neighborhood- serving commercial uses would be provided in a new parking structure to the east of the Sunkist Building. Parking for residents and guests of residents would be provided in two levels of below-grade parking within the northern and western portions of the Project Site, and integrated within Level 1 of Building B. The proposed buildings and the Sunkist Building to remain would be integrated and connected within the Project Site via numerous outdoor landscaped areas and landscaped pedestrian pathways.

Permits and Approvals: The Project would require various approvals and may include, but would not be limited to, the following: Zone Change; Vesting Tentative Tract Map; Master Conditional Use Permit for on-site and potential off-site alcohol consumption; Site Plan Review; and other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, haul route permits, and building permits.

Anticipated Significant Environmental Effects: Significant and unavoidable Project impacts have been identified with regard to construction noise, construction vibration, and traffic during operation. In addition, cumulative impacts could result with regard to construction noise, construction vibration, and traffic during operation. Other issues addressed in the Draft Environmental Impact Report (EIR) include: aesthetics (visual quality, views, light/glare, and shading); air quality; greenhouse gas emissions; cultural resources (historic, archaeological, and paleontological resources); hydrology, water quality, and groundwater; land use; noise; public services (police protection, fire protection, schools, libraries, parks and recreation); traffic, access, and parking; and utilities and service systems (water supply). With implementation of mitigation measures, no significant and unavoidable Project or cumulative impacts associated with these environmental topics are expected.

Document Review and Comment: If you wish to review a print copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so by appointment, between the hours of 8:00 A.M. and 4:00 P.M., at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles, CA 90012. The Draft EIR is also available online at the Department of City Planning's website [<http://planning.lacity.org> (click on "Environmental Review" and then "Draft EIR")]. The Draft EIR can be purchased on CD-ROM for \$7.50 per copy. Contact Sarah Molina-Pearson at (213) 473-9983 to purchase a copy. Electronic viewing of the Draft EIR is also available at the following libraries:

1. Central Library - 630 West Fifth Street, Los Angeles, CA 90071
2. North Hollywood Amelia Earhart Regional Library - 5211 Tujunga Avenue, North Hollywood, CA 91601
3. Studio City Branch Library - 12511 Moorpark Street, Studio City, CA 91604
4. Sherman Oaks Martin Pollard Branch Library - 14245 Moorpark Street, Sherman Oaks, CA 91423
5. Van Nuys Branch Library - 6250 Sylmar Avenue, Van Nuys, CA 91401

If you wish to submit comments regarding the Draft EIR, please reference the file number above and submit them in writing by 4:00 P.M. on September 12, 2016.

Please direct your comments to:

Via Mail: Ms. Sarah Molina-Pearson
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012
Via E-mail: sarah.molina-pearson@lacity.org

Comment Review Period: July 28, 2016 - September 12, 2016

7500 Sunset

<http://planning.lacity.org/eir/7500Sunset/DEIR/index.html>

ENV-2014-1707-EIR

State Clearinghouse Number: [2014111007](#)

Council District: 4 - David
Ryu Community Plan Area: Hollywood

Project Location: 7500–7580 W. Sunset Boulevard, Los Angeles, CA 90046

Project Description: Faring Capital, the Applicant, proposes to develop a new mixed-use project with 236 residential dwelling units above 30,000 square feet of ground-floor neighborhood-serving retail and restaurant uses (the Project) in the Hollywood Community of the City of Los Angeles. Of the 236 residential units proposed, 20 residential units would be set aside as affordable housing for Very Low Income residents. The Project would include approximately 307 parking spaces for the residential uses and approximately 145 parking spaces for the commercial uses for a total of 452 automobile parking spaces. The Project would also provide approximately 389 short- and long-term bicycle parking spaces for residents and visitors, which exceeds the requirements of the LAMC. These new uses, which would comprise approximately 210,288 square feet of floor area, would be located on two adjacent sites (referred to as the West Site and the East Site) that together comprise approximately 1.64 gross acres. To provide for the new uses, approximately 39,939 square feet of existing low-rise commercial uses and surface parking would be removed.

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1. Central Library - 630 West Fifth Street, Los Angeles, CA 90071
2. F.H. Goldwyn Hollywood Regional Library - 1623 N. Ivar Ave., Hollywood, CA 90028
3. John C. Fremont Branch Library - 6121 Melrose Ave., Hollywood, CA 90038
4. Will and Ariel Durant Branch Library - 7140 Sunset Blvd., Hollywood, CA 90046

If you wish to submit comments regarding the Draft EIR, please reference the file number above and submit them in writing by 4:00 P.M. on August 1, 2016.

Please direct your comments to:

Mr. Sergio Ibarra
Department of City Planning City Hall, City of Los Angeles
200 North Spring Street, Room 750
Los Angeles, CA 90012
E-mail: sergio.ibarra@lacity.org

Comment Review Period: June 16, 2016 to August 1, 2016

McCadden Project

<http://planning.lacity.org/eir/McCadden/DEIR/index.html>

ENV-2015-1193-EIR State Clearinghouse Number: [2015101001](#)

Council District: 4 - David Community Plan Area: Hollywood
Ryu

Project Location: 1119–1139 N. McCadden Place / 1118–1136 N. McCadden
Place / 6719–6733 Santa Monica Boulevard, Los Angeles, CA 90028

Project Description: The Los Angeles LGBT Center (LGBT Center) and McCadden Plaza, LP (collectively, project applicant) propose the development of the McCadden Project, a mixed-use project that would provide services and affordable housing for at-risk seniors and young adults in the LGBT community. The Project would also serve as the new headquarters for the LGBT Center. In addition to multigenerational affordable housing, the Project includes program space for senior and youth services, including media classrooms, accessory recreational space, administrative offices, and retail space that would primarily serve project residents, employees, clients, and guests. The Village at Ed Gould Plaza (Village), which is operated by the LGBT Center and includes a one/two-story building with approximately 30,708 square feet of floor area, would also become part of the McCadden Project to allow integrated services and expanded programs to be provided to the LGBT community.

The Project includes three buildings. The first building is a six-story, 75-foot senior housing building with 100 affordable housing units for seniors. The second building is a five-story, 60-foot youth housing building with up to 35 affordable housing units for young people, ages 18-24. The third building is a one- to four-story LGBT facility with approximately 69,250 square feet of floor area, including a 7,085-square-foot senior center, a 15,465-square-foot youth center, approximately 17,040 square feet of administrative offices, approximately 5,215 square feet of accessory recreational space, a 4,520-square-foot kitchen/service area, approximately 18,040 square feet of dwelling space with 55 transitional living and emergency guest rooms with a capacity for 100 beds (including 60 transitional living beds and 40 emergency overnight beds), and 1,885 square feet of retail, all of which would primarily serve project residents, employees, clients, and guests. The LGBT facility would range in height from approximately 20 feet to approximately 56 feet.

The Project also includes approximately 350 parking spaces that would be provided in a two-level subterranean parking garage. Overall, the Project includes the removal of approximately 28,600 square feet of existing improvements and the construction of approximately 185,560 square feet of new improvements, resulting in a net increase of 156,960 square feet of new floor

area on the Project Site. With inclusion of the existing Village floor area (approximately 30,708 square feet), the Project Site would include approximately 216,268 square feet of floor area following completion of the Project and a corresponding FAR of approximately 1.86:1. The FAR for the new construction would be approximately 2.15:1.

Document Review and Comment: If you wish to review a print copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so by appointment, between the hours of 8:00 A.M. and 4:00 P.M., at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles, CA 90012. The Draft EIR is also available online at the Department of City Planning's website [<http://planning.lacity.org> (click on "Environmental Review" and then "Draft EIR")]. The Draft EIR can be purchased on CD-ROM for \$7.50 per copy. Contact Sergio Ibarra at (213) 978-1333 to purchase a copy. The Draft EIR is also available on CD-ROM at the following libraries:

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2. F.H. Goldwyn Hollywood Regional Library - 1623 N. Ivar Ave., Hollywood, CA 90028
3. John C. Fremont Branch Library - 6121 Melrose Ave., Hollywood, CA 90038
4. Will and Ariel Durant Branch Library - 7140 Sunset Blvd., Hollywood, CA 90046

The review period for the Draft EIR begins on June 9, 2016, and ends on July 25, 2016. If you wish to submit comments regarding the Draft EIR, please reference the file number above and submit them in writing by 4:00 P.M. on July 25, 2016.

Please direct your comments to:

Mr. Sergio Ibarra
Department of City Planning City Hall, City of Los Angeles
200 North Spring Street, Room 750
Los Angeles, CA 90012
E-mail: sergio.ibarra@lacity.org

Comment Review Period: June 09, 2016 to July 25, 2016

Sincerely,

Julia

COUNCILMEMBER • DISTRICT 4
DAVID RYU
SERVING OUR NEIGHBORHOODS

Julia Duncan

Planning Deputy

Los Angeles City Councilmember David Ryu

Direct: 213.473.7004

<http://www.davidryu.com/>

2 attachments

 **Villa Carlotta Joint Press Release.pdf**
96K

 **CD4 Clean Streets.pdf**
863K