

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 916/445-0613

SCH # _____

Project Title: 6220 West Yucca Project

Lead Agency: City of Los Angeles Contact Person: William Lamborn
Mailing Address: Dept. of City Planning, 200 N. Spring Street, Room 750 Phone: (213) 978-1470
City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: The project site is located on the south side of West Yucca Street between Argyle Avenue and North Vista Del Mar Avenue (addresses: 1756, 1760 North Argyle Avenue; 6210-6224 West Yucca Street; and 1765, 1771, 1777, and 1779 North Vista Del Mar Avenue)

County: Los Angeles City/Nearest Community: Los Angeles
Cross Streets: West Yucca Street between Argyle Avenue Zip Code: 90028 Total Acres: 1.16
Assessor's Parcel No. Yucca Argyle Apartments: 5546-031-031; Vista Del Mar: 5546-031-007 and 5546-031-008; Parking Lot: 5546-031-027
Section: 11 Twp. 1 South Range: 14 West Base: San Bernardino Base Meridian
Within 2 Miles: State Hwy #: SR-101, SR-2, SR-170 Waterways: N/A
Airports: N/A Railways: Metro Red Line Schools: Several

Document Type:

CEQA: ☒ NOP ☐ Supplement/Subsequent EIR **NEPA:** ☐ NOI **Other:** ☐ Joint Document
☐ Early Cons (Prior SCH No.) ☐ EA ☐ Final Document
☐ Neg Dec ☐ Other ☐ Draft EIS ☐ Other
☐ Draft EIR ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Prezone ☐ Coastal Permit
☐ General Plan Amendment ☐ Master Plan ☒ Use Permit ☐ Other: Development
☐ General Plan Element ☐ Planned Unit Development ☒ Land Division (Subdivision, etc.)
☐ Community Plan ☒ Site Plan ☐ Annexation
☒ Rezone ☒ Redevelopment

Development Type:

☒ Residential: Units 191 Acres _____ ☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☒ Commercial: Sq.ft. 6,980 Acres _____ Employees _____ ☐ Power: Type _____ Watts _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Waste Treatment: Type _____
☐ Educational _____ ☐ Hazardous Waste: Type _____
☐ Recreational _____ ☒ Other: 260 Hotel Rooms
☐ Water Facilities: Type MGD N/A

Funding (approx.): Federal \$ _____ State \$ _____ Total \$ _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☐ Agricultural Land ☐ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Air Quality ☒ Geologic/Seismic ☒ Sewer Capacity ☐ Wetland/Riparian
☒ Archeological/Historical ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Wildlife
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Growth Inducing
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☐ Land use
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Cumulative Effects
☐ Fiscal ☒ Recreation/Parks ☒ Vegetation ☐ Other

Present Land Use/Zoning/General Plan Designation:

General Plan land use designations of Regional Center Commercial and Medium Residential. Currently zoned Commercial-Height District 2 with Development Limitation-Sign Supplemental Use District (C4-2D-SN), Multiple Dwelling-Height District 2 with Development Limitation (R4-2D), and Multiple Dwelling-Height District 1XL ([Q]R3-1XL)

Project Description: Demolition of all existing uses and development of two buildings (6- and up to 32-stories) to include 191 multi-family residential units (including 39 affordable units), 260 hotel rooms, approximately 6,980 square feet of commercial/restaurant uses, and a total of 372,450 square feet of floor area. Parking for all proposed uses would be provided within a six-level (one semi-subterranean level) parking structure housed within the podium structure of 32-story building.

Reviewing Agencies Checklist

Form A, continued

KEY

S = Document sent by lead agency

X = Document sent by SCH

✓ = Suggested distribution

Resources Agency

- ☐ Boating & Waterways
- ☐ Coastal Commission
- ☐ Coastal Conservancy
- ☐ Colorado River Board
- ☐ Conservation
- ☒ Fish & Game
- ☒ Forestry & Fire Protection
- ☒ Office of Historic Preservation
- ☒ Parks & Recreation
- ☐ Reclamation Board
- ☐ S.F. Bay Conservation & Development Commission
- ☒ Water Resources (DWR)
- ☐ US Army Corps of Engineers, Los Angeles District

Business, Transportation & Housing

- ☒ Aeronautics
- ☒ California Highway Patrol
- ☐ S CALTRANS District # 7
- ☐ Department of Transportation Planning (headquarters)
- ☒ Housing & Community Development
- ☐ Food & Agriculture
- ☐ Health & Welfare
- ☐ Health Services

State & Consumer Services

- ☐ General Services
- ☐ OLA (Schools)

Environmental Protection Agency

- ☒ Air Resources Board
- ☒ California Waste Management Board
- ☐ SWRCB: Clean Water Grants
- ☐ SWRCB: Delta Unit
- ☒ SWRCB: Water Quality
- ☐ SWRCB: Water Rights
- ☒ Regional WQCB # 4

Youth & Adult Corrections

- ☐ Corrections

Independent Commissions & Offices

- ☐ Energy Commission
- ☒ Native American Heritage Commission
- ☐ Public Utilities Commission
- ☐ Santa Monica Mountains Conservancy
- ☐ State Lands Commission
- ☐ Tahoe Regional Planning Agency
- ☒ Other SCAQMD

Public Review Period (to be filled in by lead agency)

Starting Date: November 25, 2015

Ending Date: December 28, 2015

Signature:



William Lamborn, Planning Assistant

Major Projects and Environmental Analysis Section, Los Angeles Department of City Planning

Signature Date: 11/19/2015

Lead Agency (Complete if applicable):

Consulting Firm: PCR Services Corporation
Address: One Venture, Suite 150
City/State/Zip: Irvine, CA 92618
Contact: Mike Harden, Principal Planner
Phone: (949) 753-7001

Applicant: Riley Realty, L.P.

Address: 11620 Wilshire Boulevard, Suite 1150
City/State/Zip: Los Angeles, CA 90025
Phone: 310-312-8020

For SCH Use Only:

Date Received at SCH

Date Review Starts

Date to Agencies

Date to SCH

Clearance Date

Notes: