

SCOPING MEETING

6220 West Yucca Project

December 9, 2015
6:30 P.M. – 8:30 P.M.



SCOPING MEETING OBJECTIVES

- ▶ Provide information about the 6220 West Yucca Project
- ▶ Provide information on Environmental Impact Report (EIR) process and timeline
- ▶ Identify environmental issues for analysis in EIR
- ▶ Solicit community input on environmental issues or concerns to be addressed in EIR

The Scoping Meeting is for community input only. The City is at the beginning of the environmental review process.

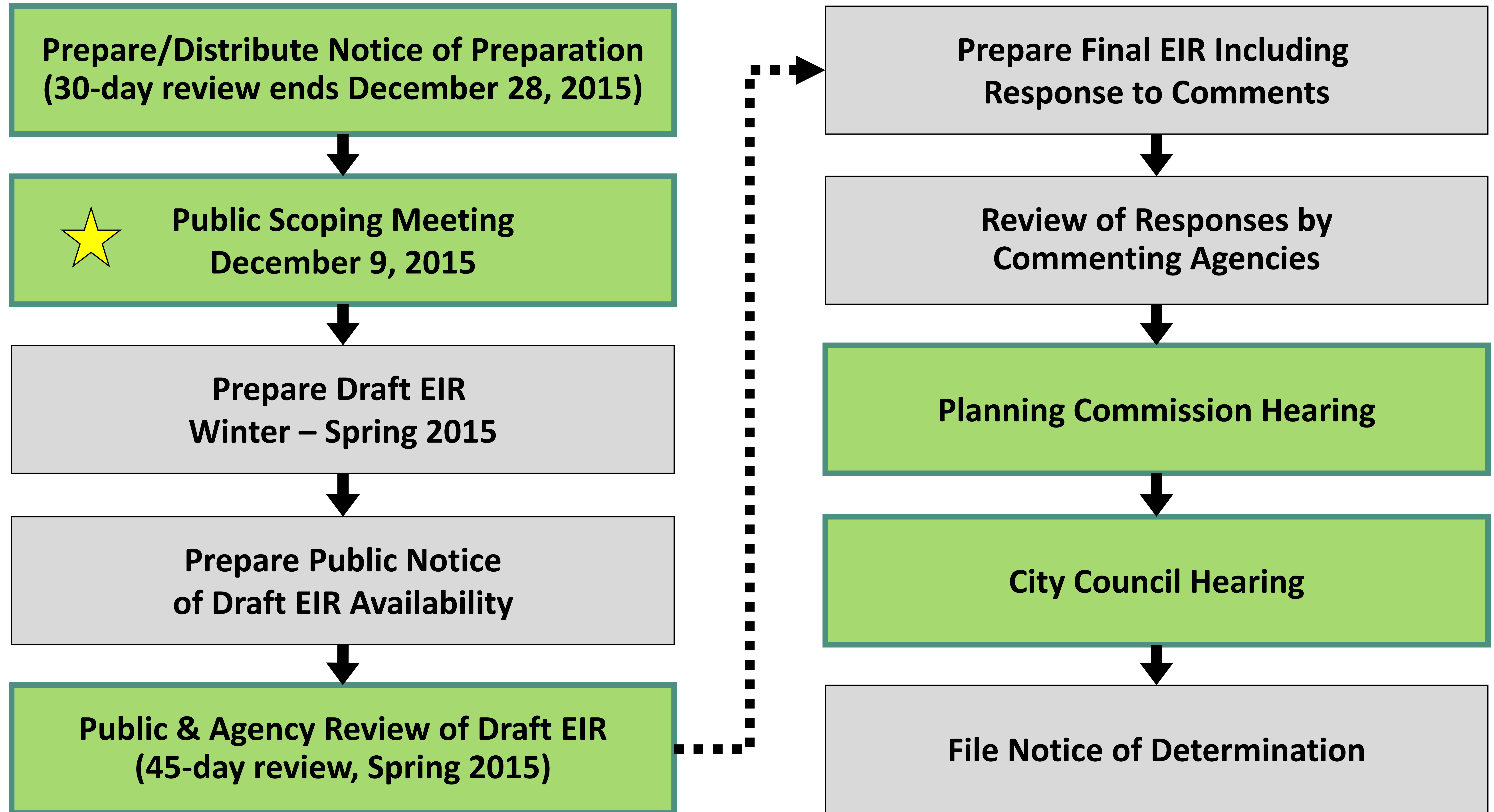


CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

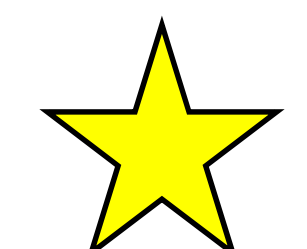
- ▶ Purpose: To inform decision-makers and the public of a project's potential environmental effects
- ▶ Increases public understanding of and participation in environmental review process
- ▶ Discloses potential impacts on the environment
- ▶ Identifies ways to avoid or reduce potential impacts through mitigation measures or alternatives



THE EIR PROCESS



 = Opportunities for Public Input

 = We are here in the process

PRELIMINARY SCOPE OF EIR ANALYSIS

- ▶ Aesthetics
- ▶ Air Quality
- ▶ Climate Change/GHGs
- ▶ Cultural Resources
(Historic, Archaeology,
Paleontology)
- ▶ Geology and Soils
- ▶ Hydrology/Water Quality
- ▶ Land Use and Planning
- ▶ Noise
- ▶ Population/Housing
- ▶ Public Services
(Police, Fire, Libraries,
Recreation/Parks)
- ▶ Transportation/Traffic
- ▶ Utilities
(Water, Wastewater,
Solid Waste)
- ▶ Alternatives



PROJECT DESCRIPTION

Housing: 191 units, 218,200 sf (39 affordable units)

Hotel: 260 Rooms, 147,270 sf

Commercial: 6,980 sf

Proposed FAR: 8.1 to 1

Height: Building 1 = 368 feet
Building 2 = 75 feet

Parking (required): Residential = 310 stalls
Hotel = 123 stalls
Commercial = 14 stalls

Parking (provided): Residential = 315 stalls
Hotel = 123 stalls
Commercial = 18 stalls



KEY DISCRETIONARY ACTIONS

- ▶ Zone Change and Height District Change
- ▶ Site Plan Review
- ▶ Affordable Housing Incentives, including Two On-Menu Incentives
- ▶ Conditional Use Permit to allow hotel uses within 500 feet of residential zone
- ▶ Master Conditional Use Permit to permit alcoholic beverages and live entertainment/dancing
- ▶ Findings of consistency with the Hollywood Community Plan, and objectives in the Hollywood Redevelopment Plan
- ▶ Construction permits, including building, grading, excavation, foundation, and associated permits
- ▶ Vesting Tentative Tract Map
- ▶ Haul Route Permit



SUBMITTAL OF PUBLIC COMMENTS

Public Comments on EIR Scope

- ▶ Submit written comments using pre-addressed form provided tonight
 - Leave in box or turn in to City staff or EIR consultants
 - Add postage and mail to City Hall
- ▶ Email comments
- ▶ Submit electronic comments tonight at laptop stations



CONTACT INFORMATION

Please direct EIR comments to:

William Lamborn

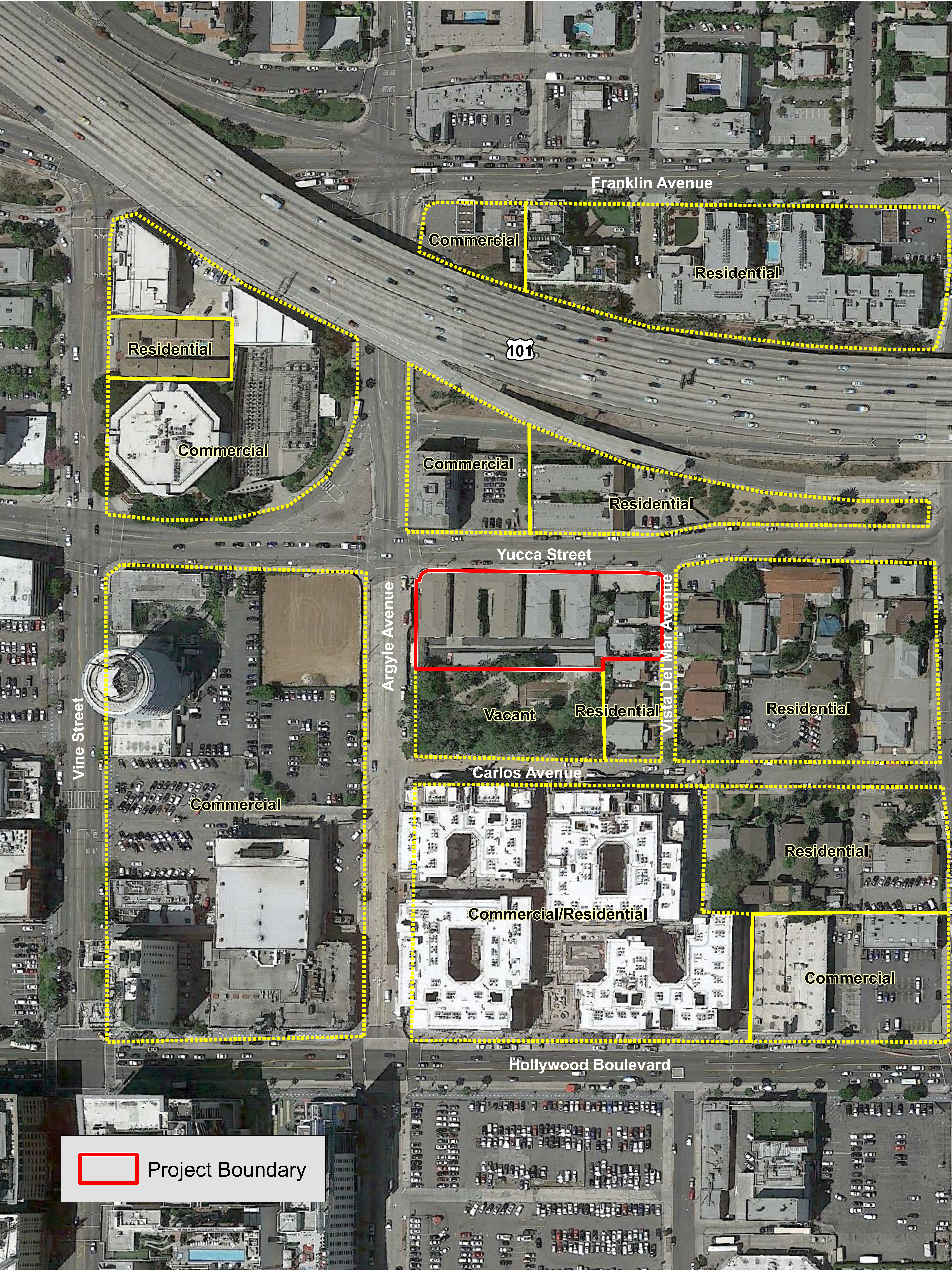
Major Projects and Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012

Fax: (213) 978-1343

Email: william.lamborn@lacity.org

Reference Case No.: ENV-2014-4706-EIR





Franklin Avenue

Commercial

Residential

Residential

Commercial

101

Commercial

Residential

Yucca Street

Vacant

Residential

Residential

Vine Street

Argyle Avenue

Vista Del Mar Avenue

Commercial

Carlos Avenue

Residential

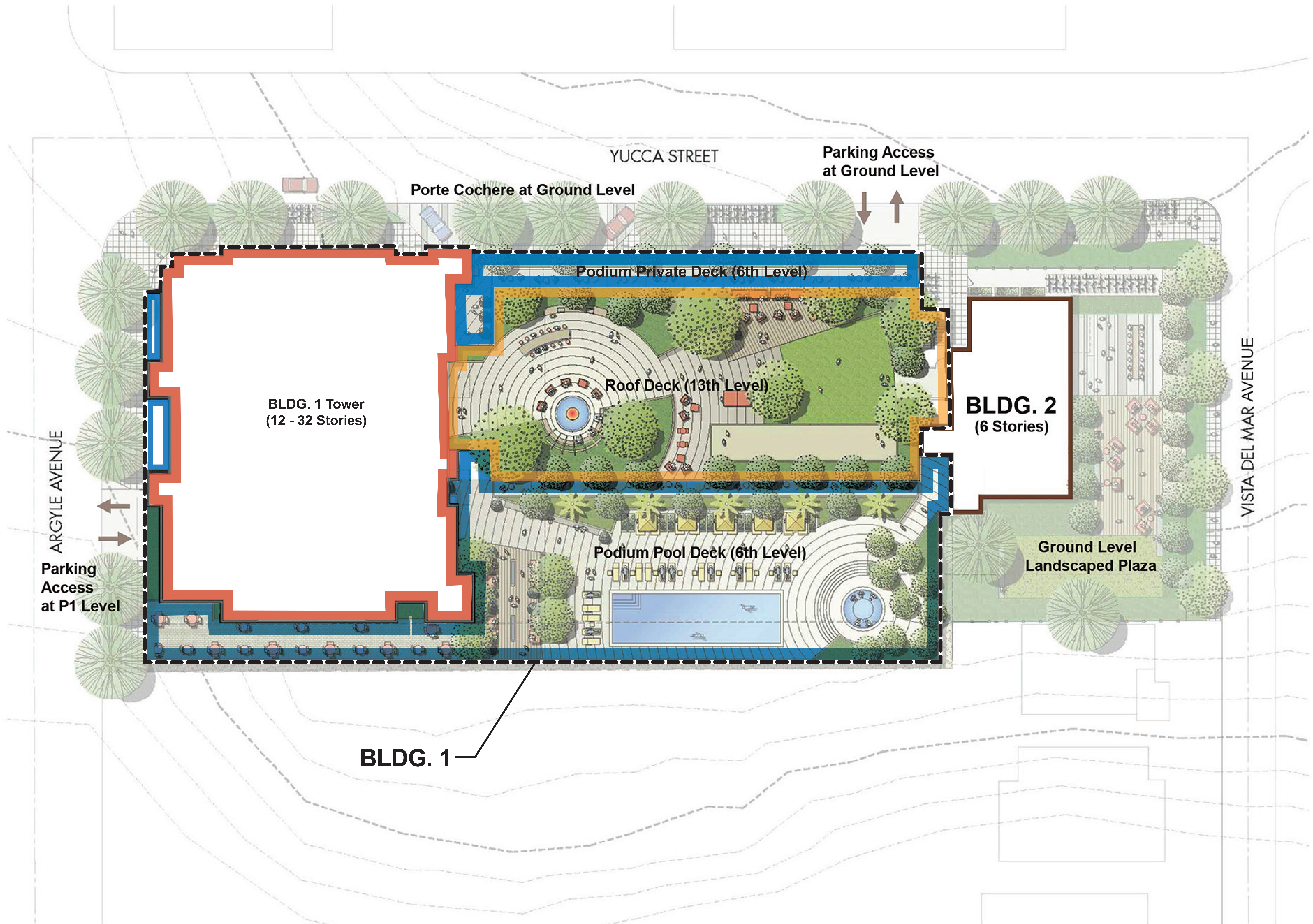
Commercial/Residential

Commercial

Hollywood Boulevard



Project Boundary



LEGEND

- ① Scored Concrete Sidewalk
- ② Integral Colored Concrete Banded Paving
- ③ Short Term Bicycle Parking
- ④ Outdoor Tables along Sidewalk, Typical
- ⑤ Street Tree in 6' Wide Parkway, Typical
- ⑥ Entry to Subsurface Parking
- ⑦ Outdoor Bar Top
- ⑧ Concrete Seatwall
- ⑨ Wood Decking with Lounge Furniture
- ⑩ Artificial Turf Panel
- ⑪ Decomposed Granite
- ⑫ Planting Area
- ⑬ Pedestrian Gate and 6' Tall Fence



Ground Level - Site Plan

6220 West Yucca
Los Angeles, California

Riley Realty



L2

ARCHITECTS

**TOGAWA
SMITH
MARTIN**
INCORPORATED

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October 14, 2015

EPTDESIGN



6220 YUCCA

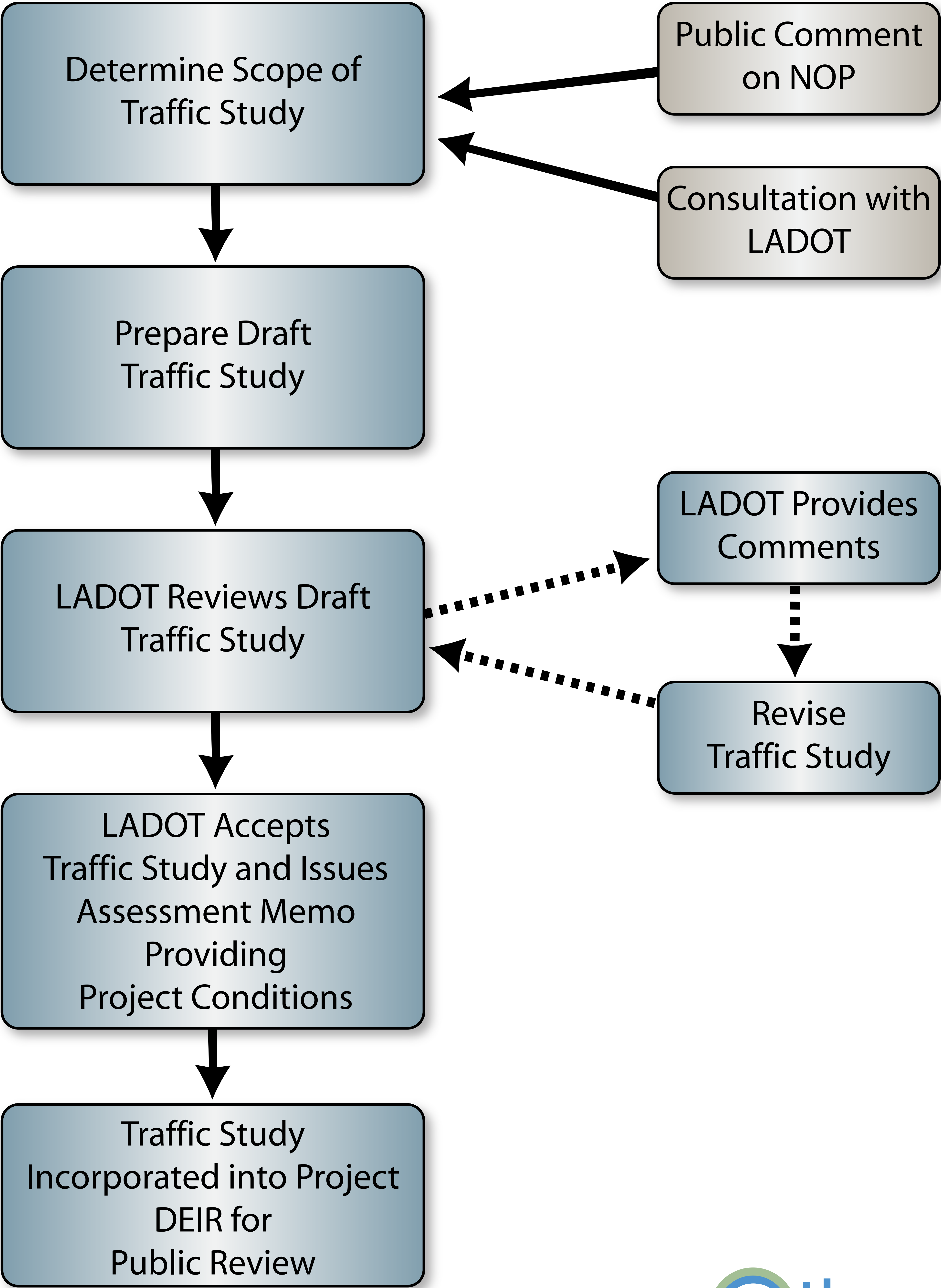
RILEY REALTY

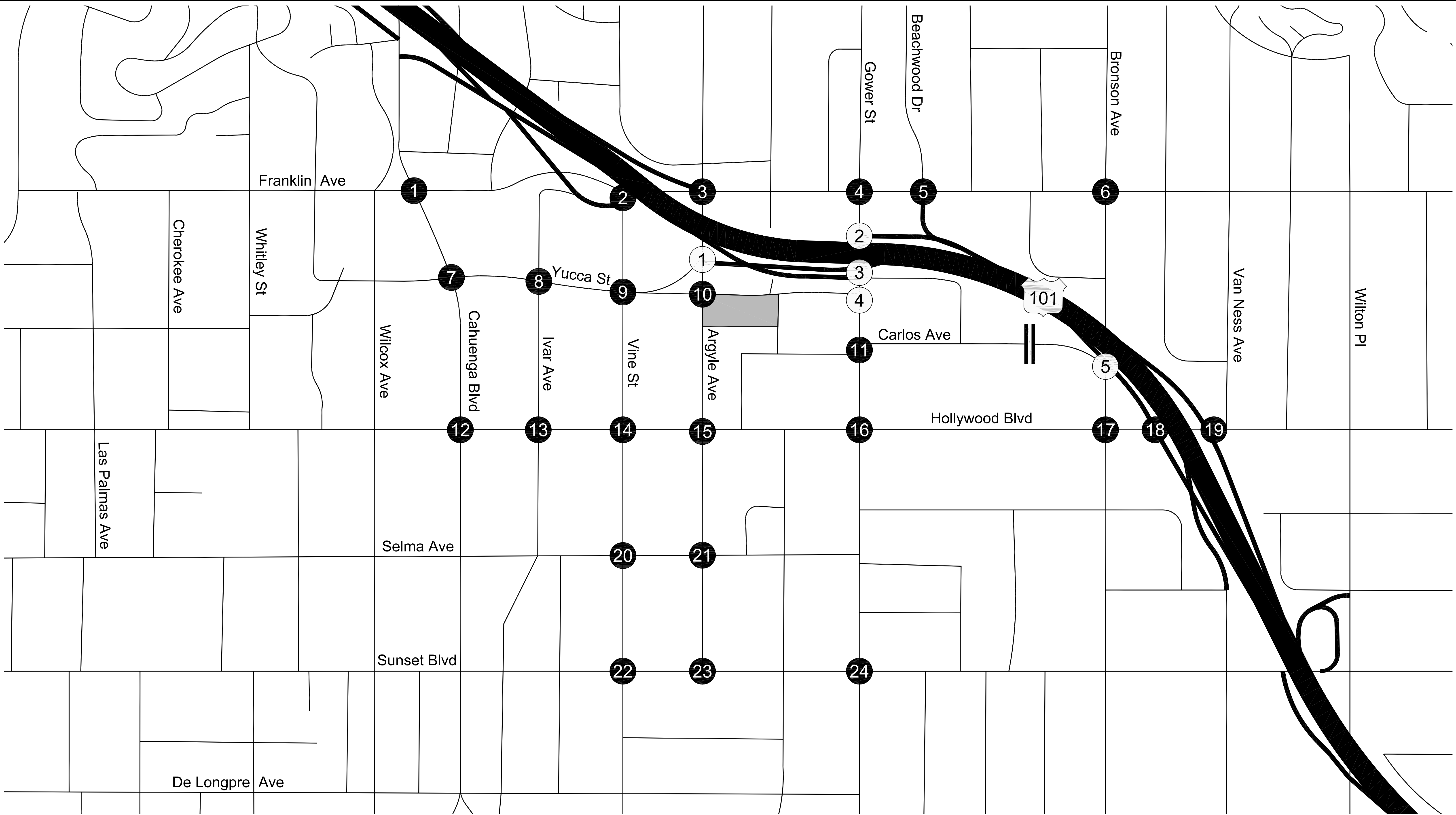


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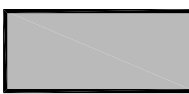
RILEY REALTY

CITY OF LOS ANGELES
DEPARTMENT OF TRANSPORTATION
TRAFFIC STUDY REVIEW PROCESS





LEGEND

 Project Site

 Analyzed Intersection - Signalized

 Analyzed Intersection - Unsignalized

 Analyzed Residential Street Segment


N
Not to Scale