



6220 Yucca Project

VTT-73718-1A

CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR

ENV-2014-4106-EIR

1756-1760 North Argyle Avenue; 6210-6224 West Yucca Street; and 1765-1779 North Vista Del Mar Avenue

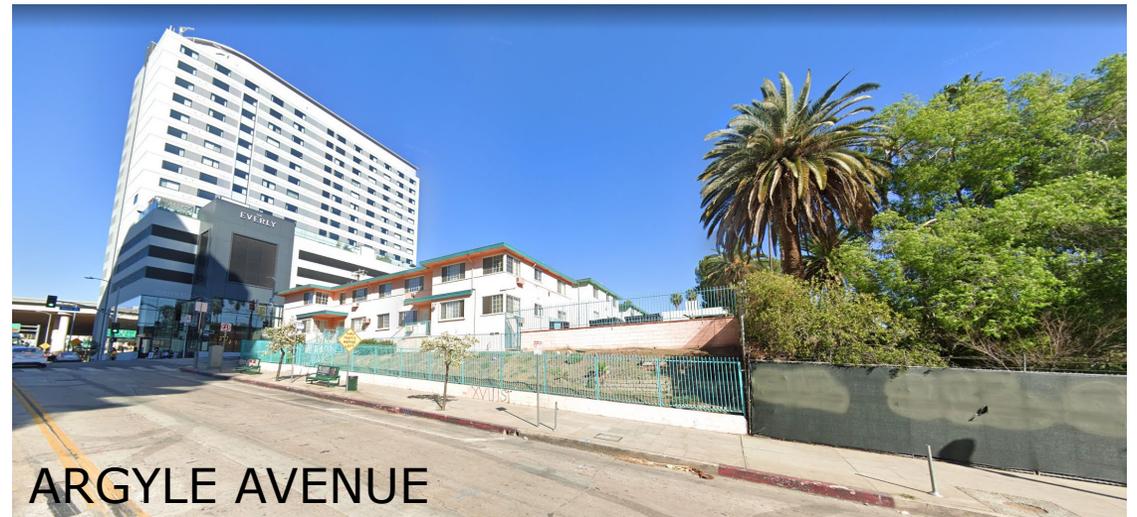
City Planning Commission
September 24, 2020



Project Site and Surrounding Area



Existing Conditions

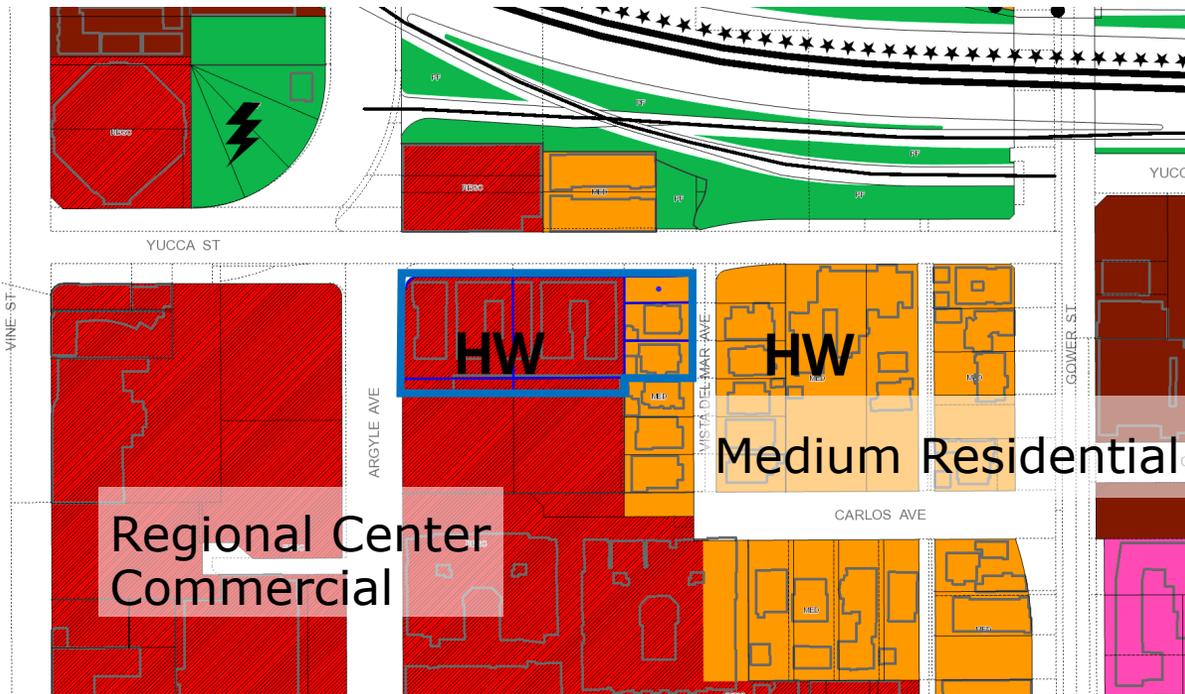


Existing Conditions

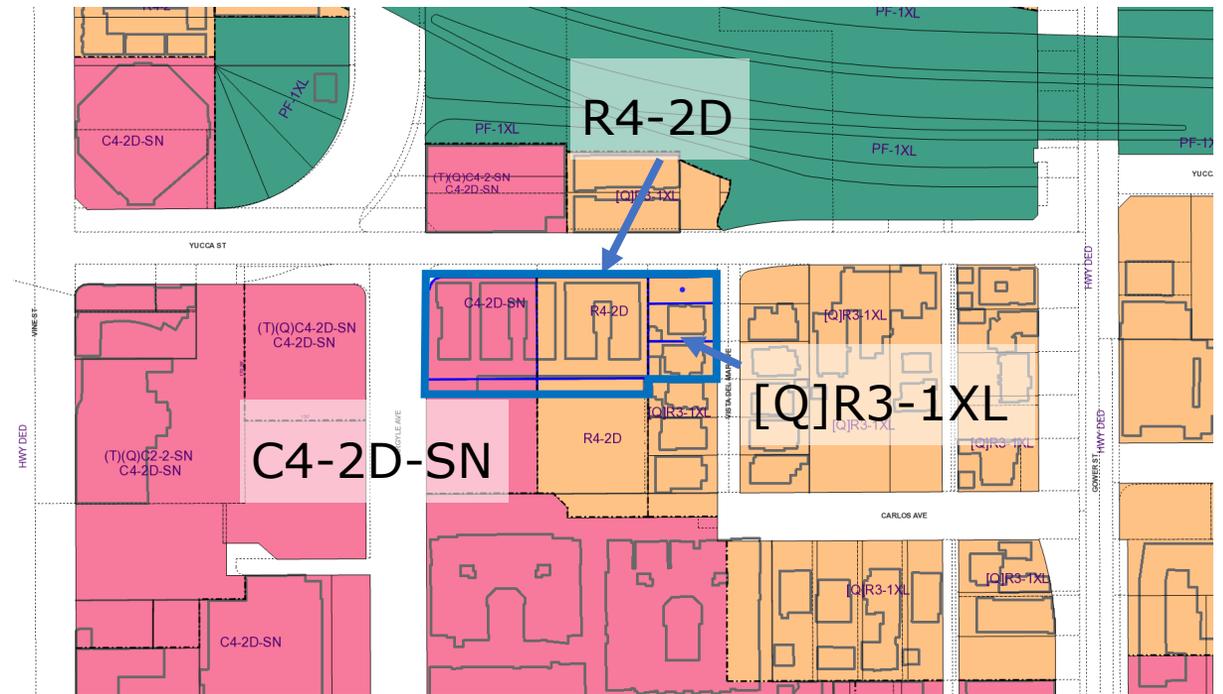


Existing Land Use and Zoning

Land Use



Zoning



Entitlements

- **Vesting Tentative Tract Map** for the merger and resubdivision of four lots into one master ground lot and five airspace lots
 - *The decision of the Deputy Advisory Agency approving this map was appealed under case VTT-73718-1A*
- **Zone Change** and **Height District Change** to (T)(Q)C2-2D-SN, (T)(Q)C2-2D, and (T)(Q)R3-2D;
- **Density Bonus Compliance Review** for a Housing Development Project totaling 271 dwelling units with 17 units (8%) as Very Low Income Restricted, with the following incentive:
 - On-Menu Incentive for a ten percent increase in allowable floor area;
- **Master Conditional Use Permit** for on-site alcohol sales;
- **Conditional Use Permit** for live entertainment and dancing;
- **Site Plan Review**

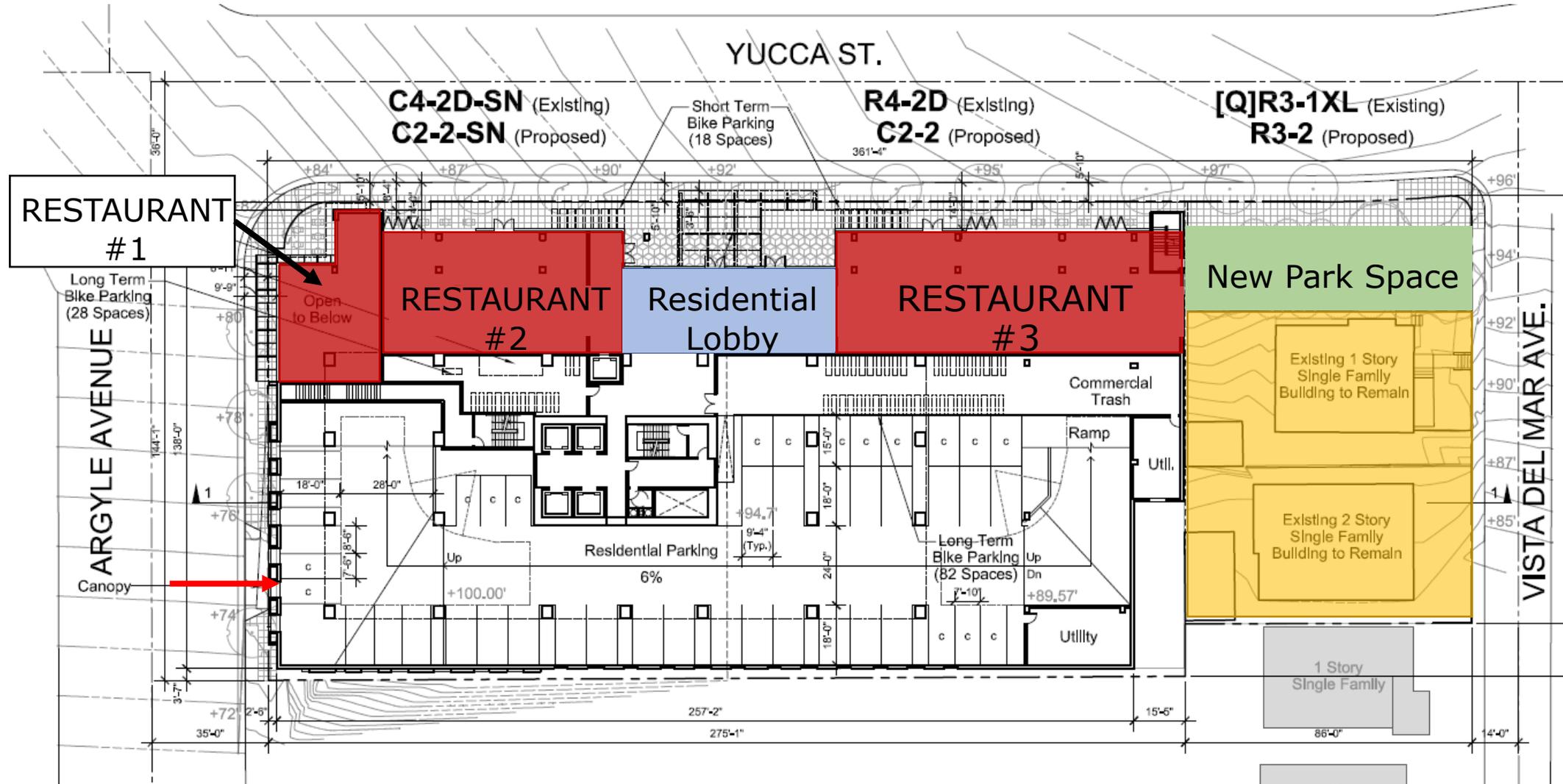
Project Description

A new 30-story mixed-use development with 269 residential units (17 set aside for Very Low Income) and 7,760 square feet of commercial/restaurant use, and a five-level parking podium with one fully subterranean level.

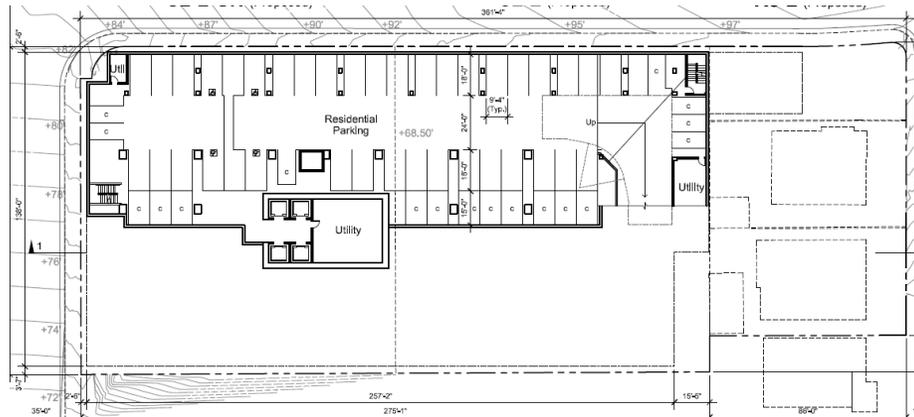
The preservation of two existing one- and two-story single-family buildings on Vista Del Mar.

Environmental Leadership Development Project (ELDP).

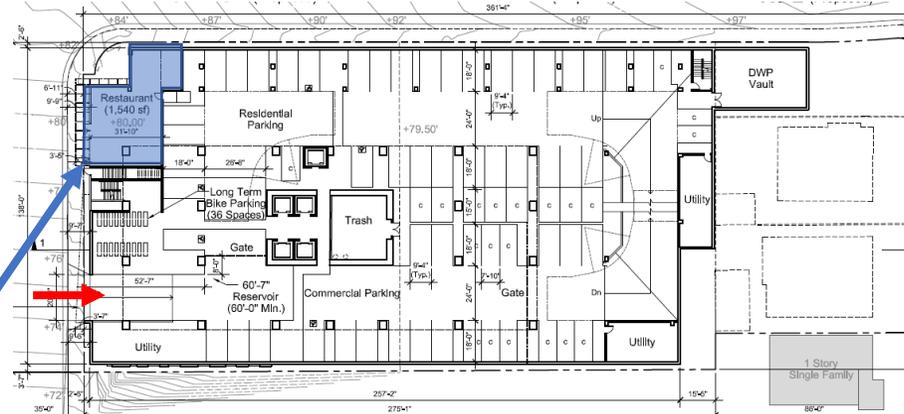
Site Plan



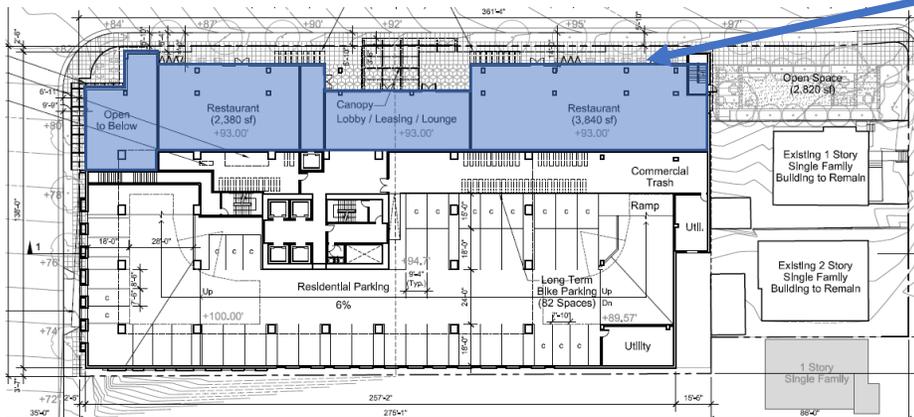
Parking Plans



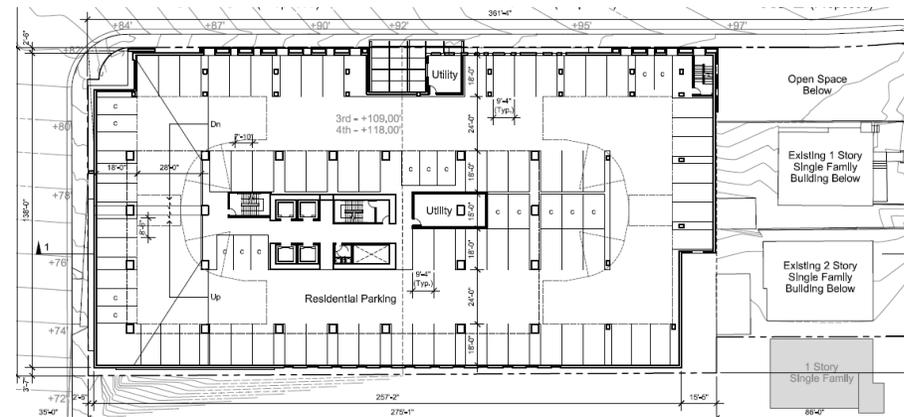
Subterranean Level



1st Level



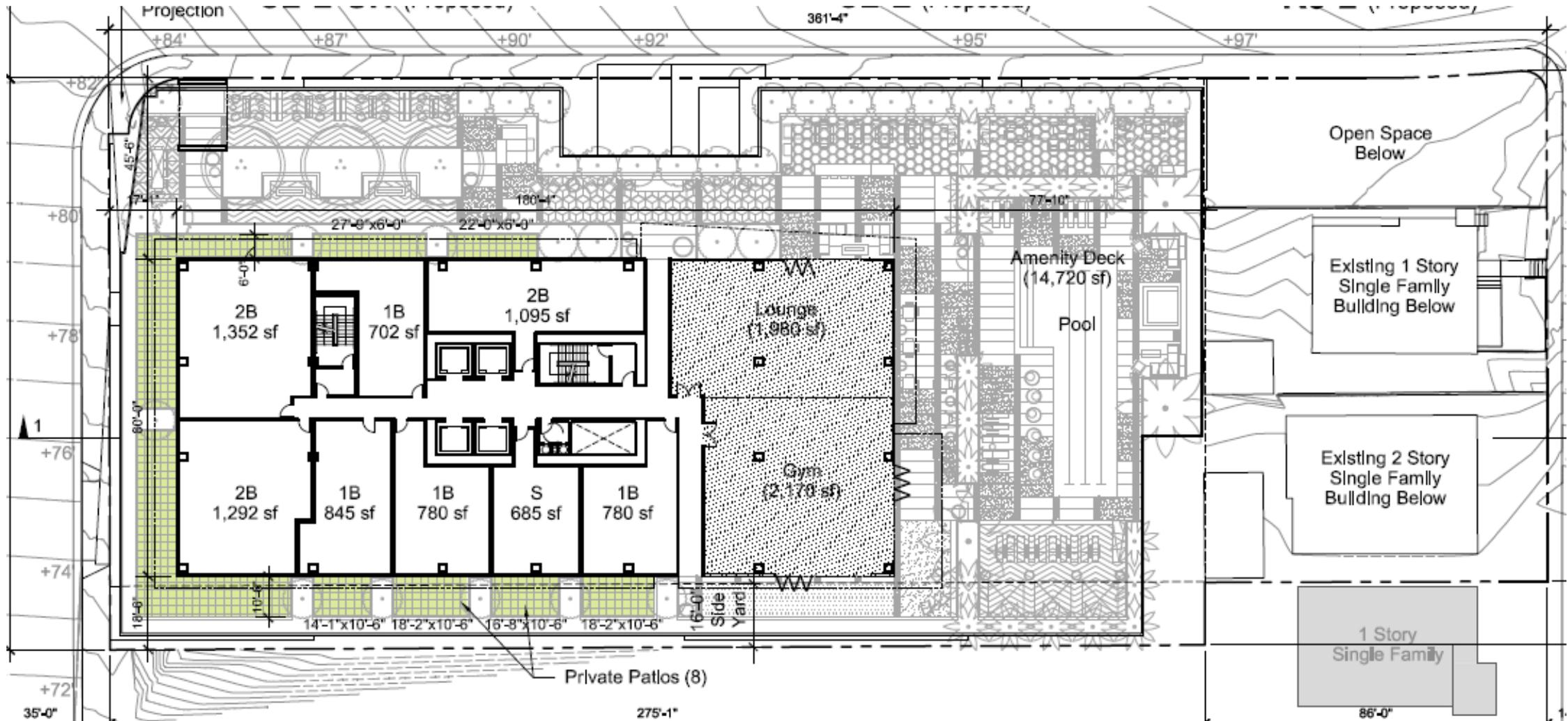
2nd Level



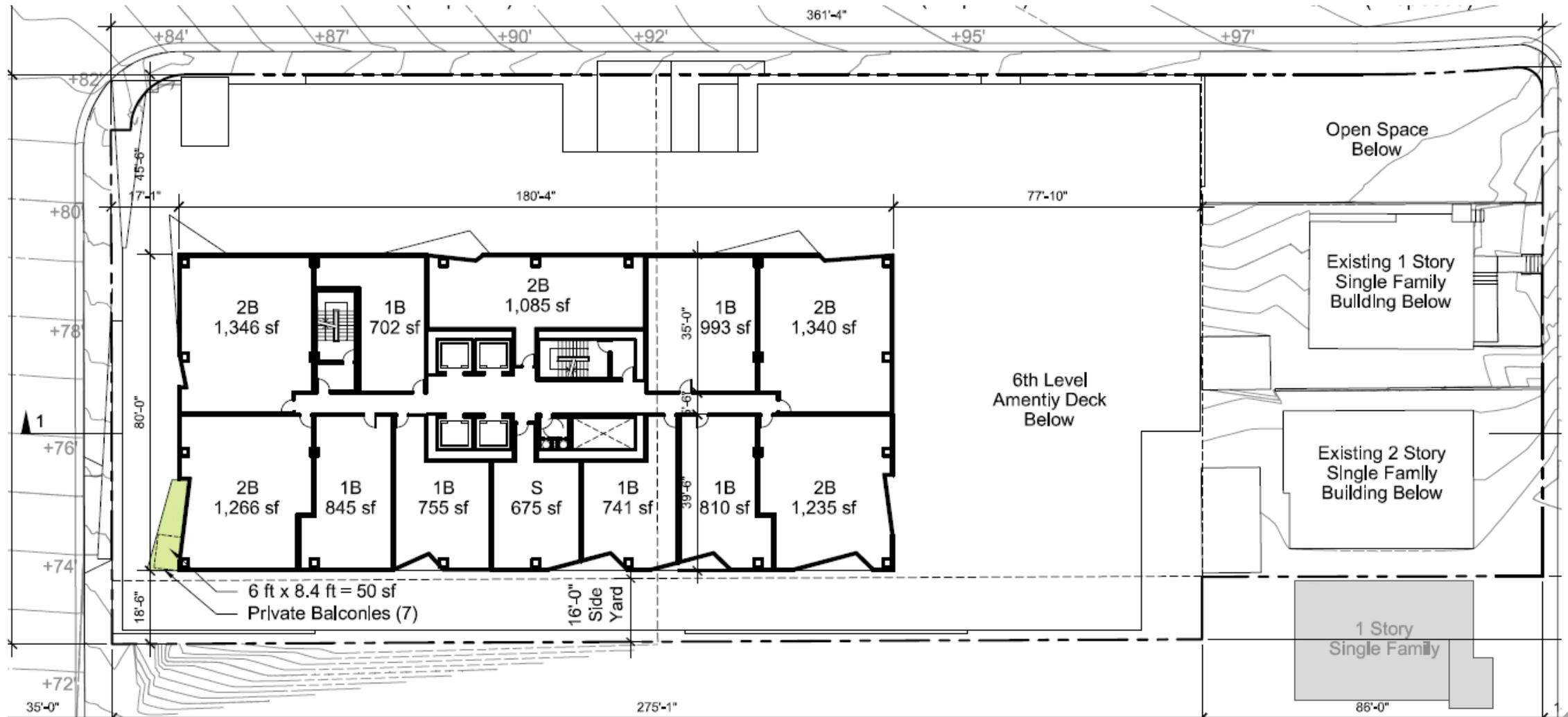
3rd-5th Levels

Parking lined with active uses

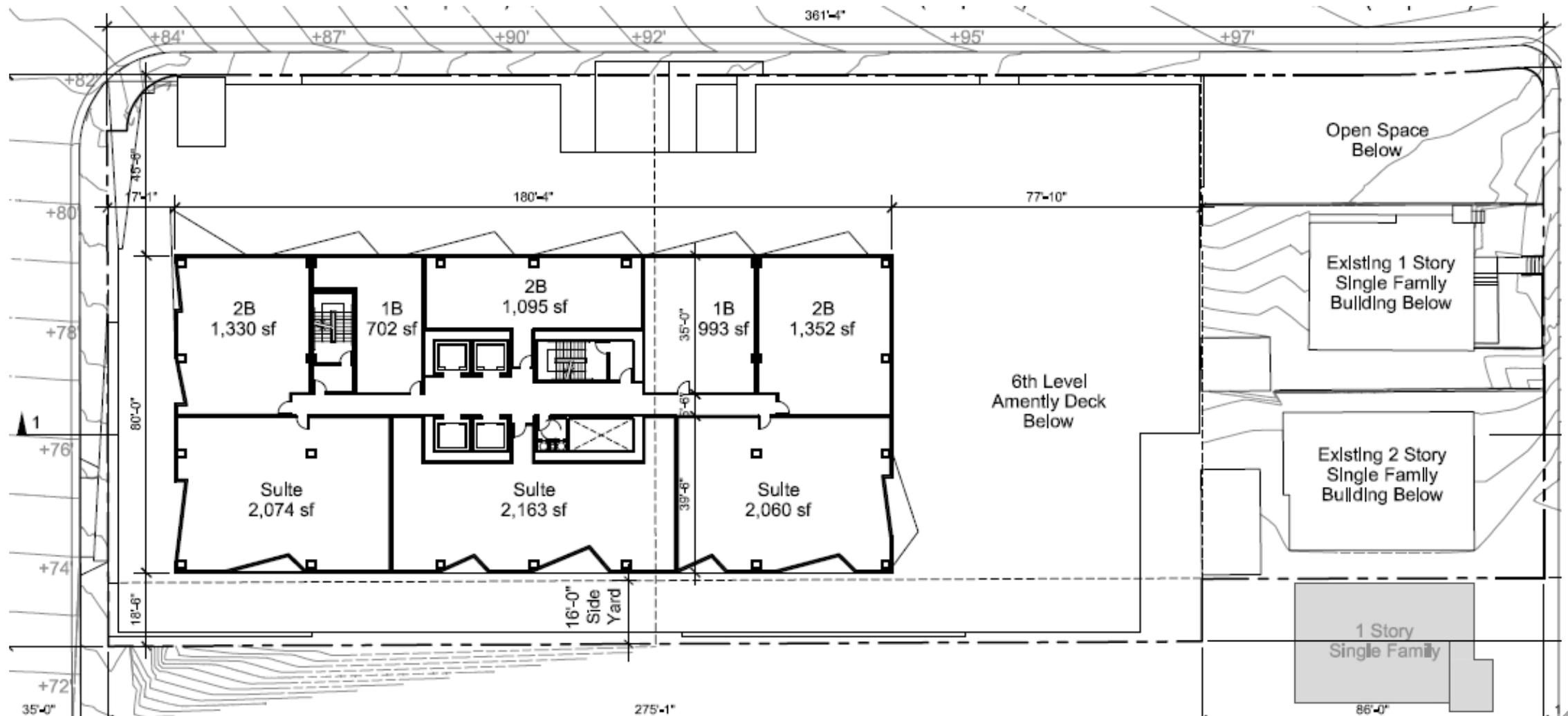
6th Floor



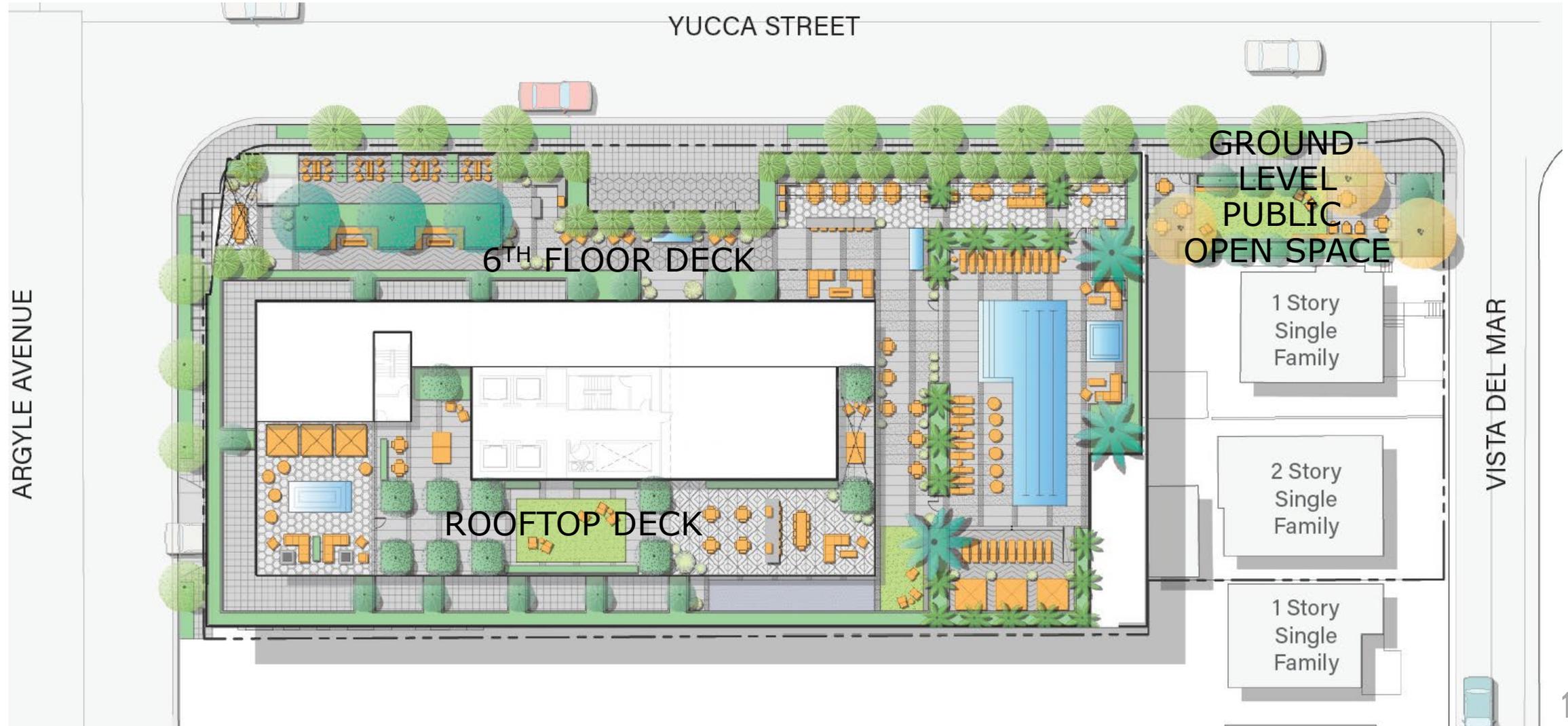
Floors 8-26



Floors 27-29



Composite Landscape Plan



North Elevation (Yucca Street)



MATERIALS LEGEND

- ① Glass #1 - Vitro "Solarblue" or Equal
- ② Glass #2 - Vitro "Atlantica" or Equal
- ③ Glass #3 - Vitro Clear "Solarban" or Equal
- ④ Spandrel Glass - To Match Glass Color
- ⑤ Aluminum Frame Windows/Doors - Silver
- ⑥ Metal Panels - Dark Blue
- ⑦ Glass Rail System - Clear Glass Finish
- ⑧ Aluminum Storefront System - Silver
- ⑨ Glass Rail System - Opaque Glass Finish
- ⑩ Panel #1 - Concrete Panels
- ⑪ Panel #2 - Cement Panels Light Blue
- ⑫ Metal Lattice - Light Gray
- ⑬ Art Mural - Back Lit
- ⑭ Solar Panels
- ⑮ Metal Awning - White / Edge to Illuminate
- ⑯ Metal Canopy - Silver
- ⑰ Green Wall - Stainless Steel Cable System
- ⑱ Metal Panels - White
- ⑲ Signage - Powder Coated Aluminum
- ⑳ Glass Parapet to Illuminate

[Q]R3-1XL (Existing), R3-2 (Proposed)

R4-2D (Existing), C2-2 (Proposed)

C4-2D-SN (Existing), C2-2-SN (Proposed)

ARGYLE AVENUE

South Elevation



MATERIALS LEGEND

- ① Glass #1 - Vitro "Solarblue" or Equal
- ② Glass #2 - Vitro "Atlantica" or Equal
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- ⑯ Metal Canopy - Silver
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- ⑱ Metal Panels - White
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- ⑳ Glass Parapet to Illuminate

West Elevation (Argyle Avenue)



MATERIALS LEGEND

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- ② Glass #2 - Vitro "Atlantica" or Equal
- ③ Glass #3 - Vitro Clear "Solarban" or Equal
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East Elevation (Vista Del Mar)



MATERIALS LEGEND

- ① Glass #1 - Vitro "Solarblue" or Equal
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Preservation – Non-Contributors



Environmental Leadership Development Project

- Established by AB 900, allows for streamlined judicial review of any environmental litigation.
- Certified by the Governor July 26, 2017.
- Requirements include:
 - o Net-zero GHG Emissions As Certified By CARB
 - o Prevailing Wage Construction Jobs
 - o 10% Below VMT Average For APC (LADOT)
 - o LEED Silver Certified
 - o Measures to achieve this include
 - o Energy consumption 22% below LEED baseline
 - o Outdoor water use 50%, indoor water 35% below code required baseline
 - o A minimum of 30 kilowatts of solar energy on site
 - o Purchase of carbon offsets

Design Progression

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The image is overlaid with a color gradient that transitions from a warm orange on the left to a cool blue on the right. The background shows rolling hills and mountains under a clear sky.

Original Project vs. Modified Alternative 2



Original Project



Modified Alternative 2

Podium

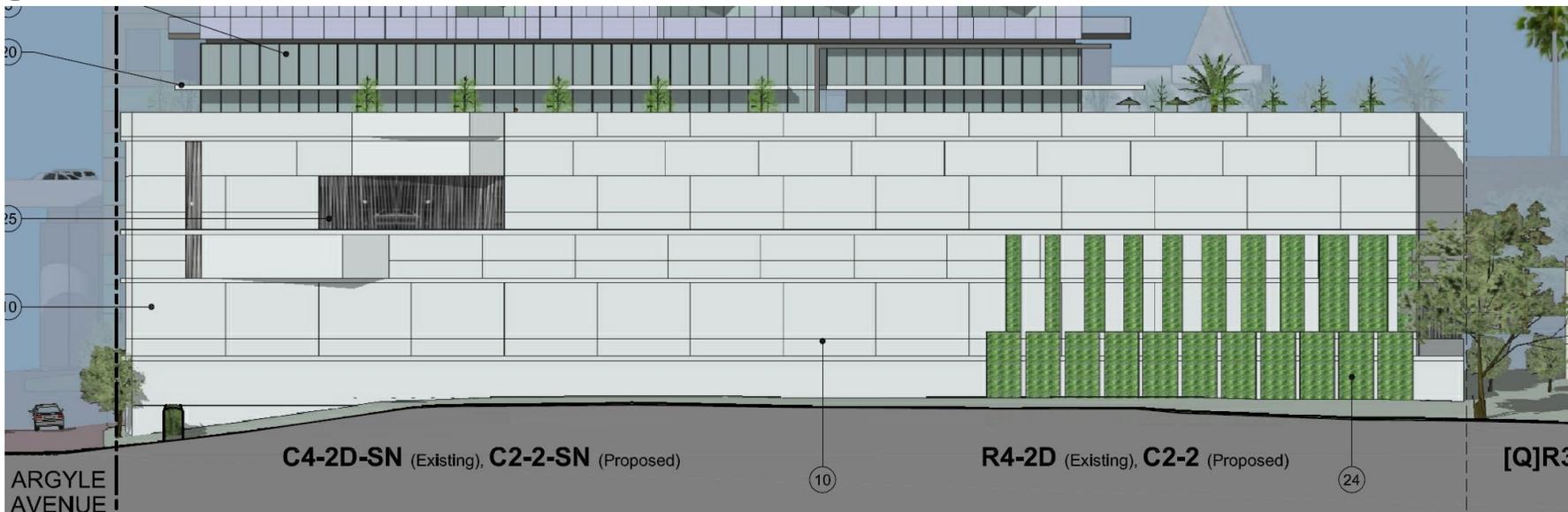


Previous

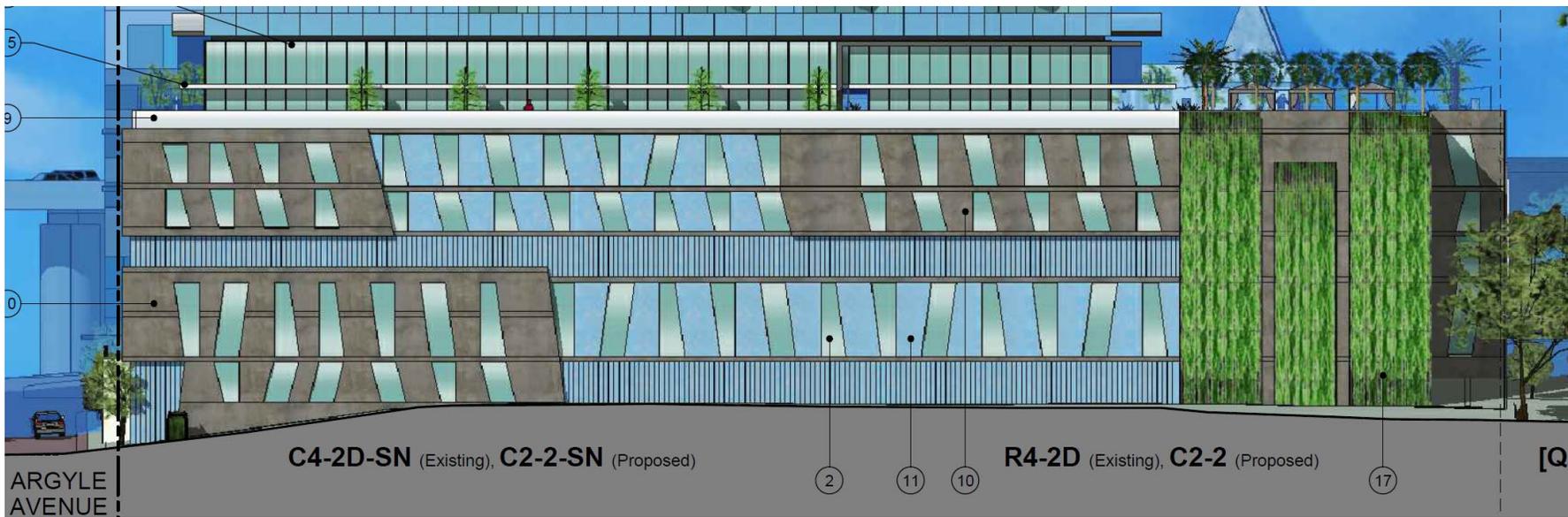


Current

Podium



Previous



Current

Podium



Previous



Current

Tract Appeals

Appellant 1 – LA Tenants Union

- Removal of RSO units, Right of return for existing tenants, EIR findings unsubstantiated

Appellant 2 – AIDS Healthcare Foundation

- Removal of RSO units, Right of return for existing tenants, tract map inconsistent with General Plan, tract map findings improper, impacts in EIR not adequately analyzed and EIR is deficient (air quality, GHG, noise, transportation, hazards), EIR incorrectly labels MMs as PDFs

Appellant 3 – J.H. McQuiston

- Seismic and Geologic issues, inadequate supply of parks in Hollywood, inadequate access to transit, tract map issues regarding authority and inadequate findings

Recommended Actions

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The image is overlaid with a color gradient that transitions from a warm orange on the left to a cool blue on the right. The background shows rolling hills and mountains under a clear sky.

Recommended Actions

- **Deny** the appeals of VTT-73718 and uphold the decision of the Deputy Advisory Agency
- **Find** the project was assessed in the previously certified in the **6220 Yucca Project EIR**
- **Approve and Recommend that the City Council Approve**, a **Zone and Height District Change**
- **Approve** a **Density Bonus Compliance Review** with the following on-menu incentives:
 - o A ten percent increase in floor area;
- **Approve** a **Master Conditional Use Permit** for alcohol sales;
- **Approve** a **Conditional Use Permit** to allow for live entertainment and dancing;
- **Approve** a **Site Plan Review**

Thank you