

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

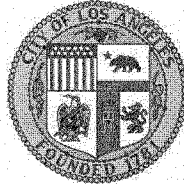
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INFORMATION
<http://planning.lacity.org>

November 25, 2015

**NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT
AND PUBLIC SCOPING MEETING**

CASE NO.: ENV- 2014-4706-EIR

PROJECT NAME: 6220 West Yucca Project

PROJECT APPLICANT: Riley Realty, L.P.

PROJECT LOCATION/ADDRESS: 1756, 1760 North Argyle Avenue; 6210-6224 West Yucca Street; and 1765, 1771, 1777, and 1779 North Vista Del Mar Avenue Los Angeles, California, 90028

COMMUNITY PLANNING AREA: Hollywood Community Plan Area

COUNCIL DISTRICT: 13 - Mitch O'Farrell

DUE DATE FOR PUBLIC COMMENTS: 4:00 p.m., December 28, 2015

SCOPING MEETING: December 9, 2015. See more information below.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Los Angeles' intent, as Lead Agency, to prepare an EIR for this Project, which is located in an area of interest to you and/or the organization or agency you represent. This EIR will be prepared by outside consultants and submitted to the Department of City Planning, Environmental Analysis Section, for independent review and certification.

The Department of City Planning requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the Proposed Project. Agencies will need to use the EIR when considering permits or other approvals for the Project.

A Scoping Meeting will be held to receive input from the public as to what areas the EIR should study. No decisions about the Project are made at the Scoping Meeting. The project description, location, and the potential environmental effects identified thus far are set forth in this document. Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR.

The Scoping Meeting is in an open house format. THIS IS NOT THE REQUIRED PUBLIC HEARING FOR MUNICIPAL CODE ENTITLEMENT REQUESTS which will be scheduled after the completion of the EIR. The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012. A copy of the Initial Study prepared for the Project is not attached but may be viewed online at <http://planning.lacity.org> by clicking on the "Environmental" tab, then "Notice of Preparation & Public Scoping Meetings".

PROJECT LOCATION: The approximate 1.16-acre project site is located on the south side of West Yucca Street between Argyle Avenue and North Vista Del Mar Avenue in the Hollywood community of the City of Los Angeles, approximately five miles northwest of Downtown Los Angeles. The project site is bounded by Yucca Street, the Argyle Hotel Project construction site, and 3-story residential lofts to the north; North Vista Del Mar Avenue and 1- and 2-story single-family residences and duplexes to the east; vacant land (former Little Country Church of Hollywood) and 1- and 2-story single-family residences and duplexes followed by a 5-story mixed-use residential and commercial development to the south; and Argyle Avenue and commercial uses to the west. The project site is improved with one single-family residence, one duplex and a studio apartment, and three, two-story apartment buildings (43 existing multi-family/apartment units total) and associated carports and paved surface parking areas. Thus, there are a total of 44 residential units currently on the project site.

PROJECT DESCRIPTION: The project would demolish all existing on-site uses and redevelop the site with a mixed-use residential, hotel, and commercial/restaurant project. The project would consist of two buildings, Building 1 and 2. Building 1 (up to ~368 feet or 32-stories) would occupy the majority of the project site atop a six-level podium structure with one semi-subterranean level (P1 Level). Building 1 would include commercial/restaurant space and a lobby/leasing office for residents and hotel guests on the Ground Level, a naturally ventilated parking garage on Levels 2-5, hotel restaurant with outdoor dining, a pool/spa deck and fitness center, hotel rooms on Levels 6 to 12, and residential flats and suites on Levels 13-32. Building 2, located at the southwest corner of Yucca Street and Vista Del Mar Avenue, would be six-stories (~75 feet) with only residential uses (11 units).

The project would include 218,200 square feet of residential uses (or 243,085 gross square feet of residential uses – including common areas, corridors and shafts) with 191 multi-family residential units, including 152 market rate units and 39 affordable units (22 very low income units and 17 low income units); a 147,270 square-foot hotel with 260 hotel rooms, and 6,980 square feet of commercial/restaurant uses (P1 and Ground Levels). The total development would include 372,450 square feet of residential, hotel and commercial/restaurant uses for purposes of floor area calculations resulting in a floor-area ratio (FAR) of 8.1:1. Parking for all proposed uses would be provided within a six-level (one semi-subterranean level – P1 Level) parking structure housed within the podium structure of Building 1. The parking would include 456 parking spaces (315 for residential uses and 141 for hotel and restaurant uses).

The Applicant anticipates commencing construction as early as late 2017 with construction activities occurring for approximately two years. Full build-out and occupancy would occur in 2021.

REQUESTED PERMITS/APPROVALS: The approvals required for the project include a zone change and a height district change for the Center Parcel from R4-2D to C4-2, a height district change for the West Parcel to remove the D Limitation (C4-2D-SN to C4-2-SN), and a zone change for removal of the "[Q]" and a height district change for the East Parcels ([Q]R3-1XL to R3-2) pursuant to LAMC Section 12.32 in order to allow development of the project.

The project would also set aside at least 11% (22 units) of its residential units for very low-income households and another approximately 9% (17 units) for low income households. As such, it qualifies for a density bonus up to 35%, a parking option, and two on menu incentives pursuant to LAMC Section 12.22.A.25. The Applicant is electing to use parking option one and has requested two on menu development incentives for (i) averaging of FAR, density, parking, open space and vehicular access, and (ii) a 35% increase in FAR. Additional approvals include: Site Plan Review pursuant to LAMC Section 16.05; Conditional Use Permit for the proposed hotel within 500 feet of the R zone; Master Conditional Use Permit for sale of alcoholic beverages and live entertainment/dancing; Findings of consistency with the Hollywood Community Plan, and objectives in the Hollywood Redevelopment Plan Section 506.2.3, related to an increase in the floor area ratio; Vesting Tentative Tract map; permits related to construction activities.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic and Utilities/Service Systems.

PUBLIC SCOPING MEETING: A public scoping meeting in an open house format will be held to receive public comment regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 6:30 pm and 8:30 pm to view materials, ask questions, and provide comments. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. The location, date, and time of the public scoping meeting for this Project are as follows:

Date: Wednesday, December 9, 2015

Time: 6:30 p.m. to 8:30 p.m.
Arrive any time between 6:30 p.m. – 8:30 p.m. to speak one-on-one with City staff and Project consultants.

Location: Fire Station 82 Annex Conference Room
1800 N. Bronson Avenue
Los Angeles, CA 90028

The enclosed materials reflect the scope of the project (subject to change). The Department of City Planning welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 p.m., December 28, 2015.** Written comments will also be accepted at the public scoping meeting described above.

Please direct your responses to:

Mail: William Lamborn
Major Projects and Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Fax: (213) 978-1343

Email: william.lamborn@lacity.org

ACCOMODATIONS: 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. The scoping meeting facility and its parking are wheelchair accessible.

Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the scoping meeting by calling Darlene Navarrete at (213) 978-1332.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.

Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a Darlene Navarrete a (213) 978-1332.

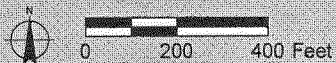
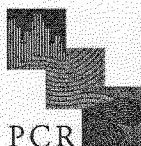
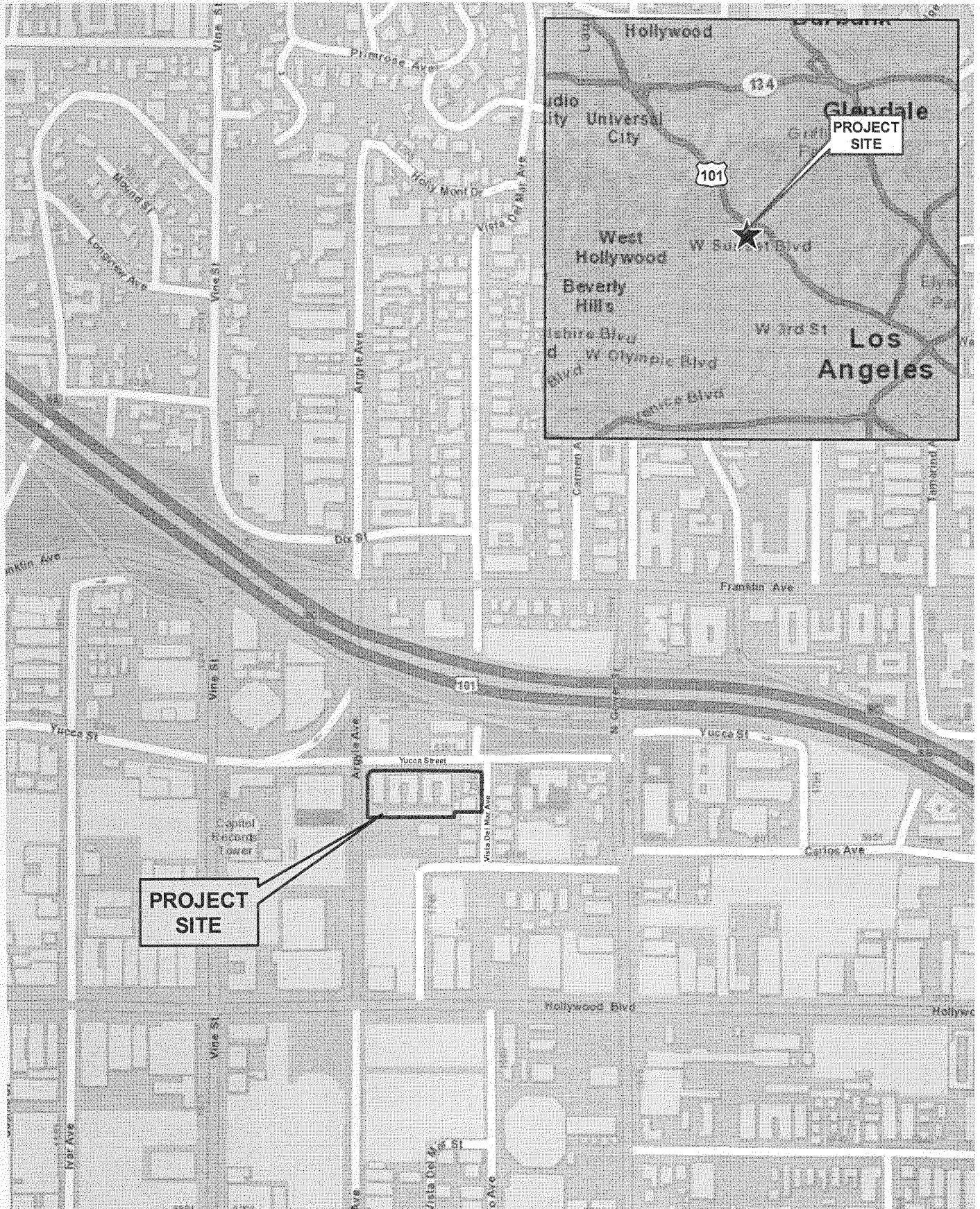
Michael J. LoGrande
Director of City Planning



William Lamborn
Planning Assistant
Major Projects and Environmental Analysis Section

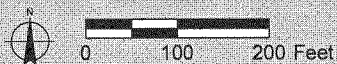
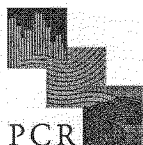
Enclosures

Regional and Local Project Vicinity Location Map
Aerial Photograph with Surrounding Land Uses
Site Plan
Plot Plan
Public Scoping Meeting Location
500-foot Radius Map



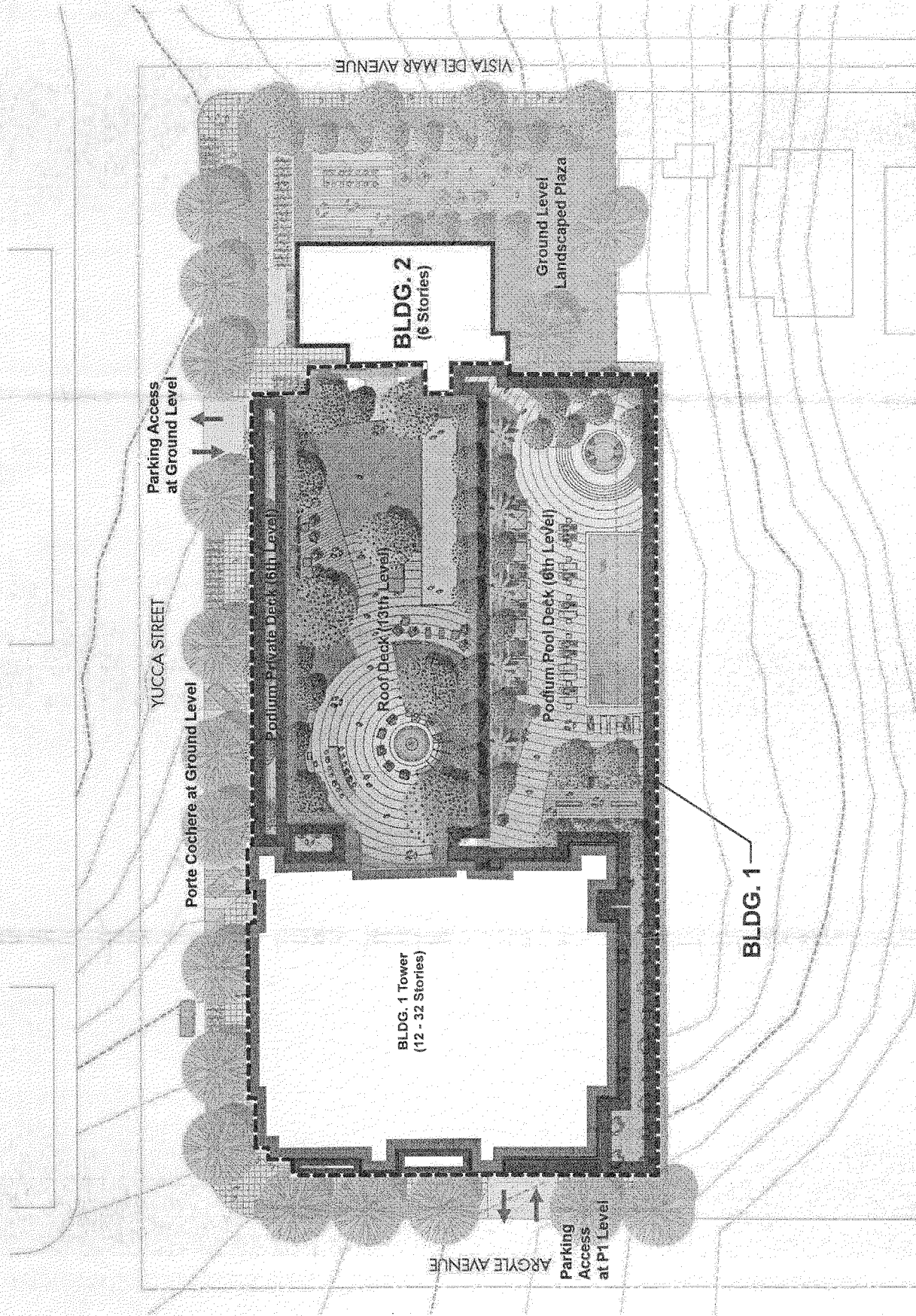
Regional and Local Project Vicinity Location Map

6220 West Yucca Project
Source: ESRI Street Map, 2009; PCR Services Corporation, 2015.



Aerial Photograph with Surrounding Land Uses

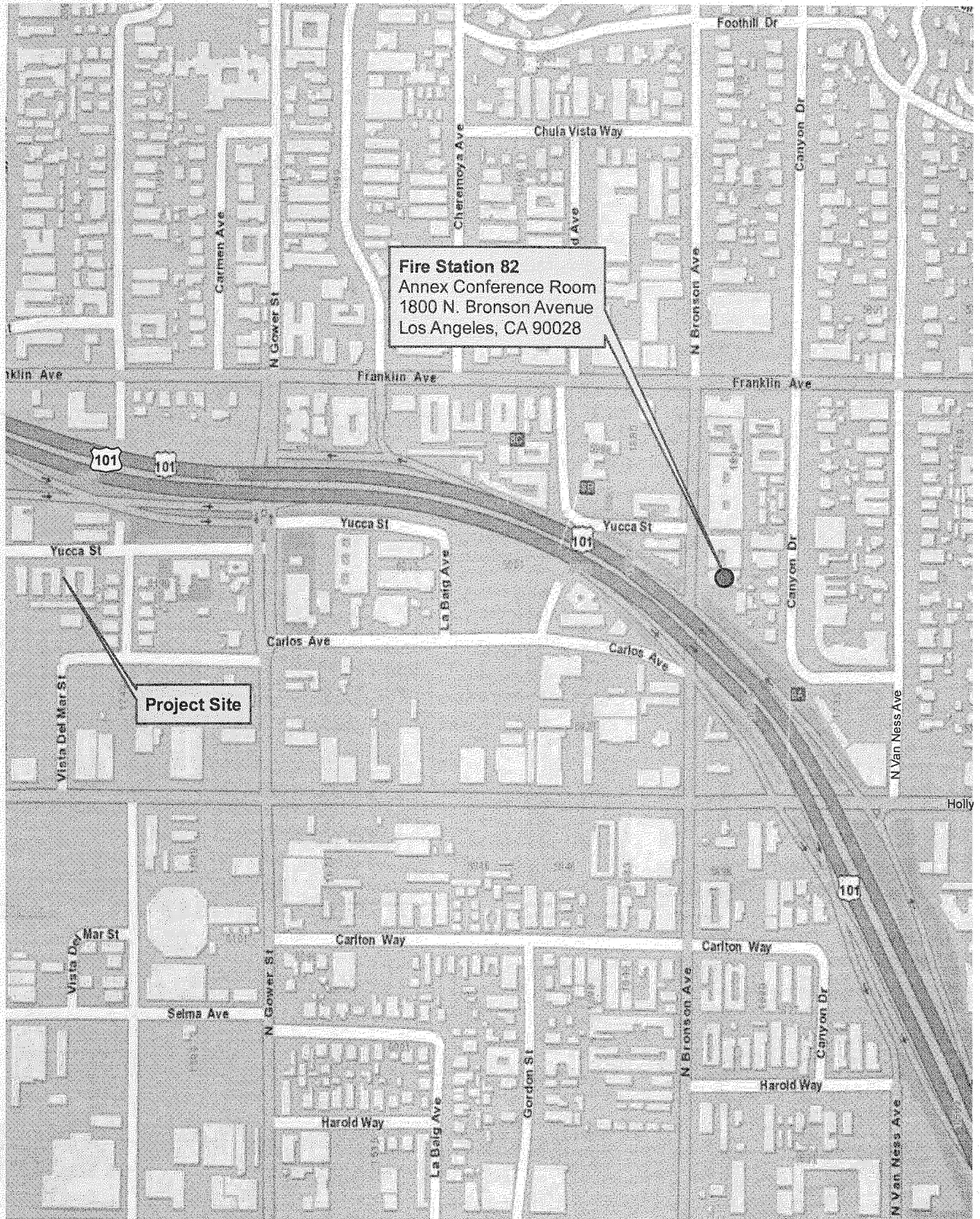
6220 West Yucca Project
Source: Google Earth, 2014-04-23 (Aerial); PCR Services Corporation, 2015.



Site Plan

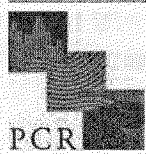
6220 West Yucca Project
Source: Tojawa Smith Martin, Inc., 2015





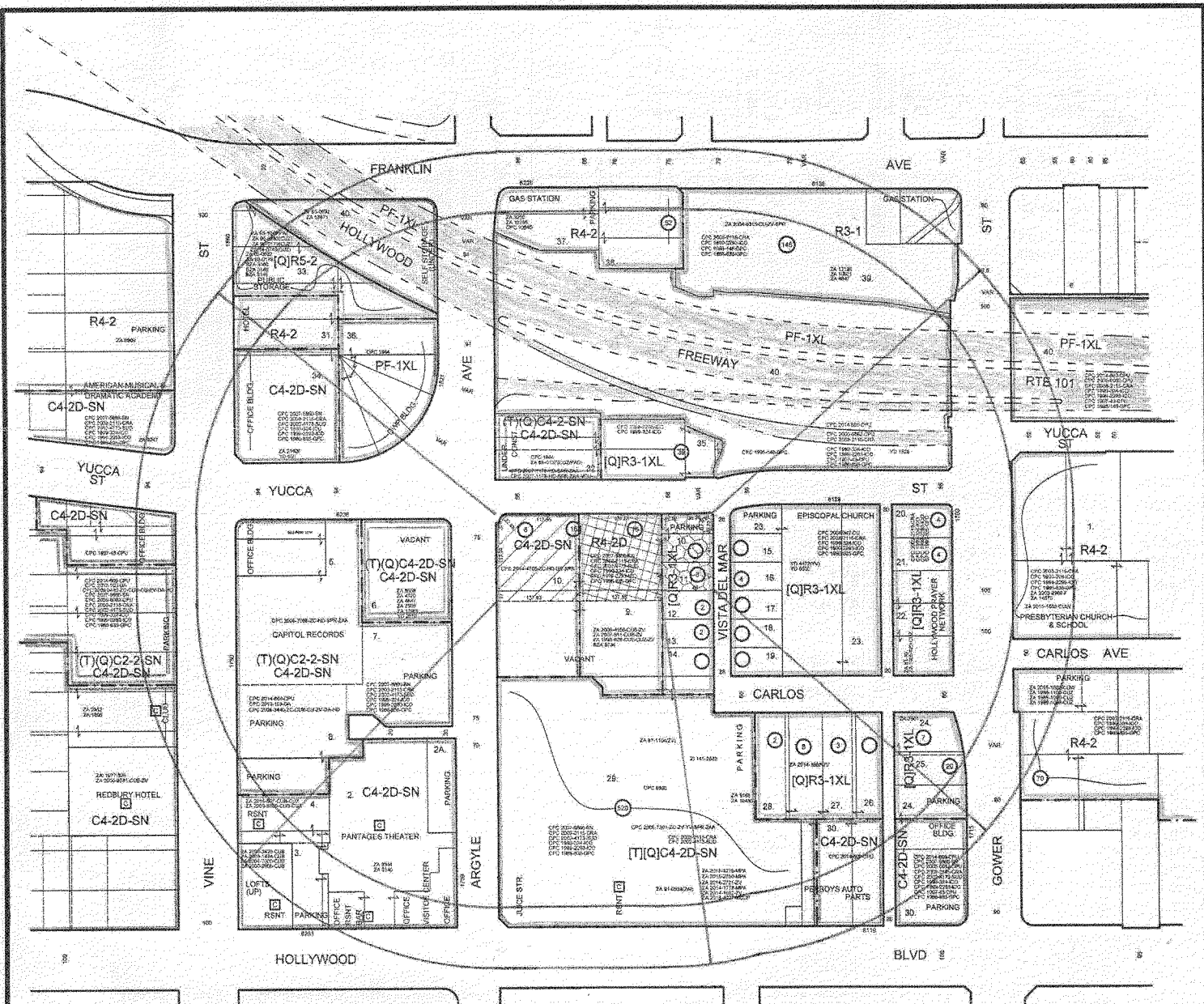
Fire Station 82
Annex Conference Room
1800 N. Bronson Avenue
Los Angeles, CA 90028

Project Site



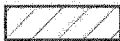
Scoping Meeting Location

6220 West Yucca Project
Source: ESRI Street Map, 2009; PCR Services Corporation, 2015.



LEGEND:

- ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- ON-SITE CONSUMPTION OF BEER AND OR WINE
- OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- OFF-SITE CONSUMPTION OF BEER AND OR WINE



FROM C4-2D-SN TO C4-2-SN



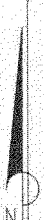
FROM R4-2D TO C4-2



FROM [Q]R3-1XL TO R3-1XL

LEGAL: LOTS 1 & 3, AND N'LY 17 FT. OF LOTS 2 & 4, TRACT NO. 10149,
ALSO LOTS 1, 3, & 5, TRACT NO. 2209.

C.D. 13
C.T. 1910.00
P.A. HOLLYWOOD



GC MAPPING SERVICE, INC.
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ZONE CHANGE
DENSITY BONUS
SITE PLAN REVIEW
HEIGHT DISTRICT CHANGE
CUP - HOTEL
MASTER CUB/CUX
VESTING TENTATIVE TRACT MAP NO. 73718
CUP - MAJOR DEVELOPMENT PROJECT

1.97 NET AC.

CASE NO.
DATE: 11-13-2015
SCALE: 1" = 100'
USES FIELD
D.M. 148.5 A 189,
150 A 189
T.B. PAGE: 593 GRID: F-4