

# Joint Legislative Budget Committee

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GOVERNMENT BUILDING SECTIONS 9140-9143

## CALIFORNIA LEGISLATURE

LEGISLATIVE ANALYST  
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August 18, 2017

## ASSEMBLY

JOAQUIN ARAMBULA  
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JAY OBERNOLTE  
SHIRLEY N. WEBER

Ken Alex, Director  
Governor's Office of Planning and Research  
State of California  
1400 Tenth Street  
Sacramento, CA 95814  
Dear Mr. Alex:

On July 27, 2017, you informed me that Governor Brown has determined that the Yucca Argyle project in the City of Los Angeles is eligible for streamlined judicial review under Chapter 354 of 2011 (AB 900, Buchanan).

Assembly Bill 900 was intended to encourage California's economic recovery by providing a streamlined California Environmental Quality Act review process for construction projects that qualify as environmental leadership development projects (ELDPs). Among other requirements, ELDPs must make substantial financial investments within our state, create new high wage and highly skilled jobs, and not result in any net additional greenhouse gas emissions, as determined by the California Air Resources Board.

Based on the information you have provided, and a subsequent review by the Legislative Analyst's Office, I concur with the Governor's determination that the project meets the AB 900 criteria set forth in Public Resources Code section 21178 et seq.

Sincerely,



Holly J. Mitchell  
Chair

cc: Members of the Joint Legislative Budget Committee



EDMUND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH



KEN ALEX  
DIRECTOR

July 27, 2017

Honorable Holly Mitchell, Chair  
Honorable Phil Ting, Vice Chair  
Joint Legislative Budget Committee  
1020 N Street, Room 553  
Sacramento, CA 95814

Re. Yucca Argyle, AB 900 Certified Project

Dear Senator Mitchell and Assemblyman Ting:

Governor Brown has determined that the Yucca Argyle Project in the City of Los Angeles is eligible for streamlined judicial review under the Jobs and Economic Improvement Act (AB 900), Public Resources Code section 21184. Pursuant to that provision, I am forwarding the Governor's determination to the Joint Legislative Budget Committee.

If you have any questions or comments, please do not hesitate to contact me or my staff.

Sincerely,

Ken Alex  
Director

cc. Peggy Collins

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH #2015111073****Project Title:** 6220 West Yucca Project

Lead Agency: City of Los Angeles

Contact Person: William Lamborn

Mailing Address: 200 N. Spring Street, Room 750

Phone: (213) 978-1470

City: Los Angeles

Zip: 90012

County: Los Angeles

**Project Location:** County: Los Angeles

City/Nearest Community: Los Angeles/Hollywood

Cross Streets: West Yucca Street and Argyle Avenue

Zip Code: 90028

Longitude/Latitude (degrees, minutes and seconds): 34 ° 06 ' 13 " N / 118 ° 19 ' 29 " W Total Acres: 1.16

Assessor's Parcel No.: Multiple including 5546-031-027

Section: \_\_\_\_\_

Twp.: \_\_\_\_\_

Range: \_\_\_\_\_

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: US-101,

Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_

Railways: Metro Red Line

Schools: Cheremoya; J. Le Conte

**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) \_\_\_\_\_

☐ Draft EIS☒ Other: AB 900 application☐ Mit Neg Dec

Other: \_\_\_\_\_

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: AB 900**Development Type:**☒ Residential: Units 210

Acres \_\_\_\_\_

☐ Office: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_☒ Commercial: Sq.ft. 12,500

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Mining: Mineral \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Power: Type \_\_\_\_\_

MW \_\_\_\_\_

☐ Educational: \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_

MGD \_\_\_\_\_

☐ Recreational: \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_

MGD \_\_\_\_\_

☒ Other: Hotel: 136 rooms**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☐ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☐ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☐ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☒ Economic/Jobs☐ Public Services/Facilities☒ Traffic/Circulation☒ Other: GHG**Present Land Use/Zoning/General Plan Designation:**

Regional Center Commercial/C4-2D-SN, R4-2D, and [Q]R3-1XL

**Project Description:** (please use a separate page if necessary)

Riley Realty, L.P. (the Applicant) proposes to redevelop an approximately 1.16-acre (net area) property on the south side of West Yucca Street between Argyle Avenue and Vista Del Mar Avenue, generally referenced as 6220 West Yucca Street (project site), with a mixed-use residential, hotel, and commercial/restaurant project (the project). The project would consist of two buildings, Buildings 1 and 2. Building 1 contains a mix of residential, hotel and commercial/restaurant uses, and Building 2 contains only residential uses. Each building would provide parking for its proposed uses. Overall, the project would include approximately 316,948 net square feet with 210 residential units, 136 hotel rooms, and 12,500 square feet of commercial/restaurant space.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> S <input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

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### Lead Agency (Complete if applicable):

Consulting Firm: ESA PCR  
Address: 2121 Alton Parkway Suite 100  
City/State/Zip: Irvine, CA 92606  
Contact: Michael Harden  
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

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Signature of Lead Agency Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.