

EIR SCOPING MEETING

Hollywood Center Project ENV 2018-2116-EIR

First Presbyterian Church of Hollywood

Henrietta Mears Center

1760 N. Gower Street

Los Angeles, CA 90028

Wednesday, September 12, 2018

6:00 P.M. – 8:00 P.M.



Scoping Meeting Objectives

- Provide information about the Hollywood Center Project
- Provide information on Environmental Impact Report (EIR) process and timeline
- Identify environmental issues for analysis in the EIR
- Solicit community input regarding environmental issues of concern to be analyzed in the EIR
- Determine scope and content of the EIR

* The intent of the Scoping Meeting is to receive information that helps determine the scope and content of the EIR. The City is at the beginning of the environmental review process and has not yet analyzed all of the potential impacts of the project.



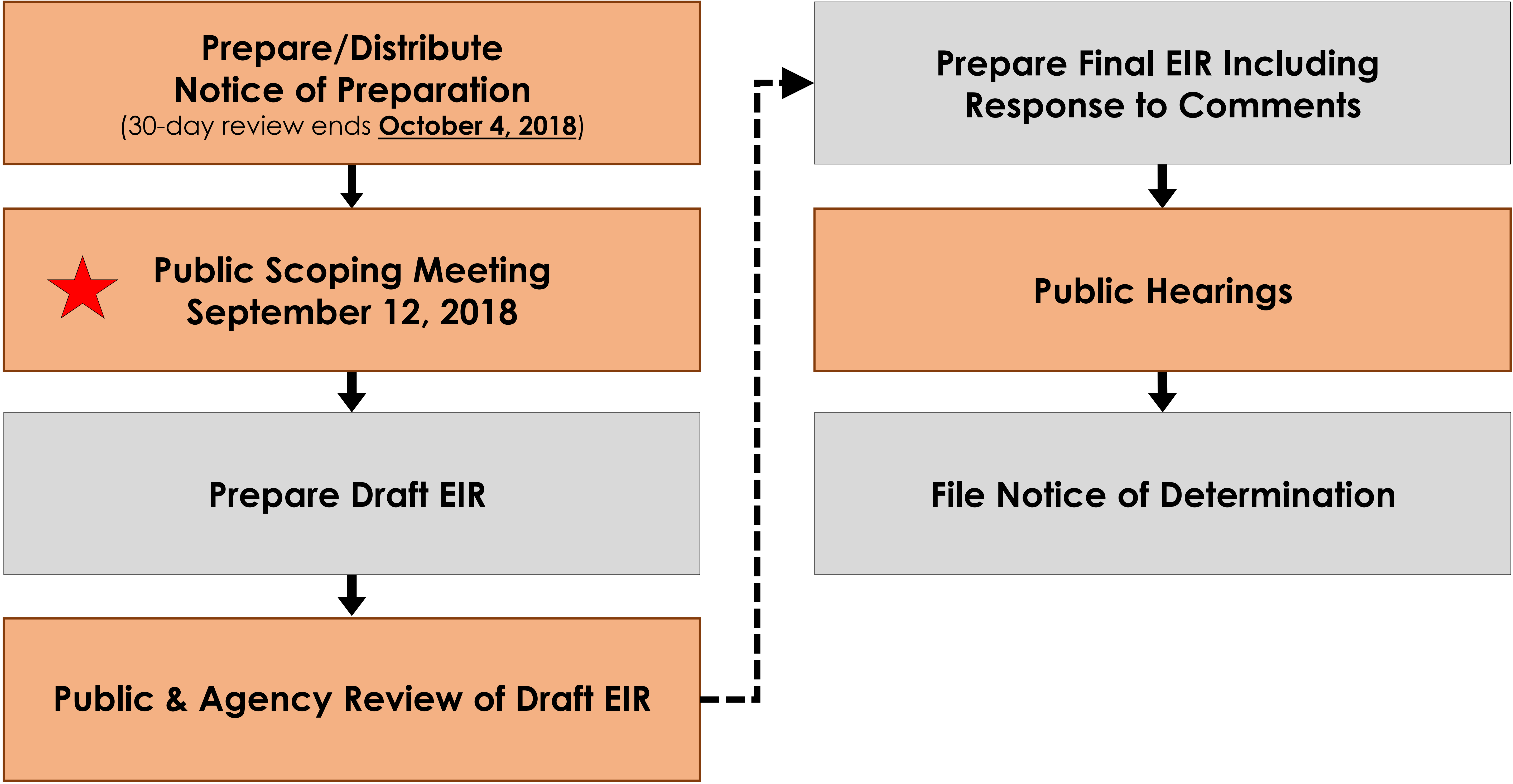
Aerial View of Project Site



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



Scope of EIR Analysis

- Aesthetics (Informational)
- Air Quality
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Population and Housing
- Public Services (Fire, Police, Schools, Parks, Libraries)
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities (Wastewater, Water Supply, Solid Waste)

Project Overview – Residential Option

- **Development Site:**
4.46 acres (Pre-Dedication)
4.61 acres (Post-Dedication)
- **Floor Area Ratio:**
6.975:1 (up to 7:1)
- **Residential Units:**
872 units (Market-Rate)
133 units (Senior Affordable)
- **Restaurant/Retail:**
30,176 square feet
- **Open Space:**
160,707 square feet
- **Vehicle Parking:**
1,521 spaces
- **Bicycle Parking:**
489 spaces (Long-Term)
62 spaces (Short-Term)
- **Total Development:**
1,256,974 square feet

RESIDENTIAL COMPONENT

Market-Rate Units	West Site	East Site	Total
One-Bedroom	195 du	175 du	370 du
Two-Bedroom	198 du	172 du	370 du
Three-Bedroom	56 du	76 du	132 du
Market-Rate Units	449 du	423 du	872 du

Senior Affordable Units	West Site	East Site	Total
One-Bedroom	59 du	53 du	112 du
Two-Bedroom	9 du	12 du	21 du
Senior Affordable Units	68 du	65 du	133 du

du = dwelling unit



Project Overview – Hotel Option

- **Total Development:**
1,272,741 square feet
- **Development Site:**
4.46 acres (Pre-Dedication)
4.61 acres (Post-Dedication)
- **Floor Area Ratio:**
6.903:1 (up to 7:1)
- **Residential Units:**
768 units (Market-Rate)
116 units (Senior Affordable)
- **Restaurant/Retail:**
30,176 square feet
- **Hotel:**
220 rooms (130,278 sf)
- **Open Space:**
147,366 square feet
- **Vehicle Parking:**
1,521 spaces
- **Bicycle Parking:**
473 spaces (Long-Term)
81 spaces (Short-Term)

RESIDENTIAL COMPONENT

Market-Rate Units	West Site	East Site	Total
One-Bedroom	195 du	117 du	312 du
Two-Bedroom	198 du	132 du	330 du
Three-Bedroom	56 du	70 du	126 du
Market-Rate Units	449 du	319 du	768 du

Senior Affordable Units	West Site	East Site	Total
One-Bedroom	59 du	40 du	99 du
Two-Bedroom	9 du	8 du	17 du
Senior Affordable Units	68 du	48 du	116 du

du = dwelling unit



Sustainability Project Features

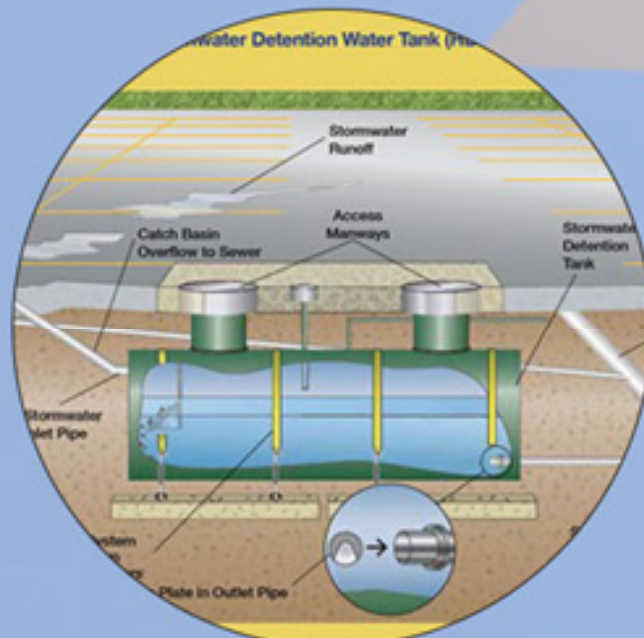


ENERGY EFFICIENT RESIDENCES

- LED Lighting
- 4-pipe fan coils
- Energy Star appliances
- Low flow fixtures

WATER MANAGEMENT

- Stormwater retention tanks for greywater system
- Rooftop landscaping for rainwater infiltration
- Condensate recovery, storage & reuse
- Rainfall capture & recharge
- Pervious paving
- Groundwater recharge



GREEN ROOF

- Green amenity space
- Decreases & filters storm water runoff
- Reduce heat island effect
- Increased biodiversity



HIGH PERFORMANCE EXTERIOR WALL

- Exterior fins provide passive shading
- Transparent PV Glazing
- High performance exterior wall

HEALTHY INTERIOR ENVIRONMENT

- Building controls monitorings, smart metering, display & tenant feedback



RESILIENCY

- Ensure systems redundancy
- Enhance structural elements, facade & windows for extreme loads
- Provide storage for back-up energy & water supplies
- Protect service equipment
- Garage & loading entrances protected from flood elevation

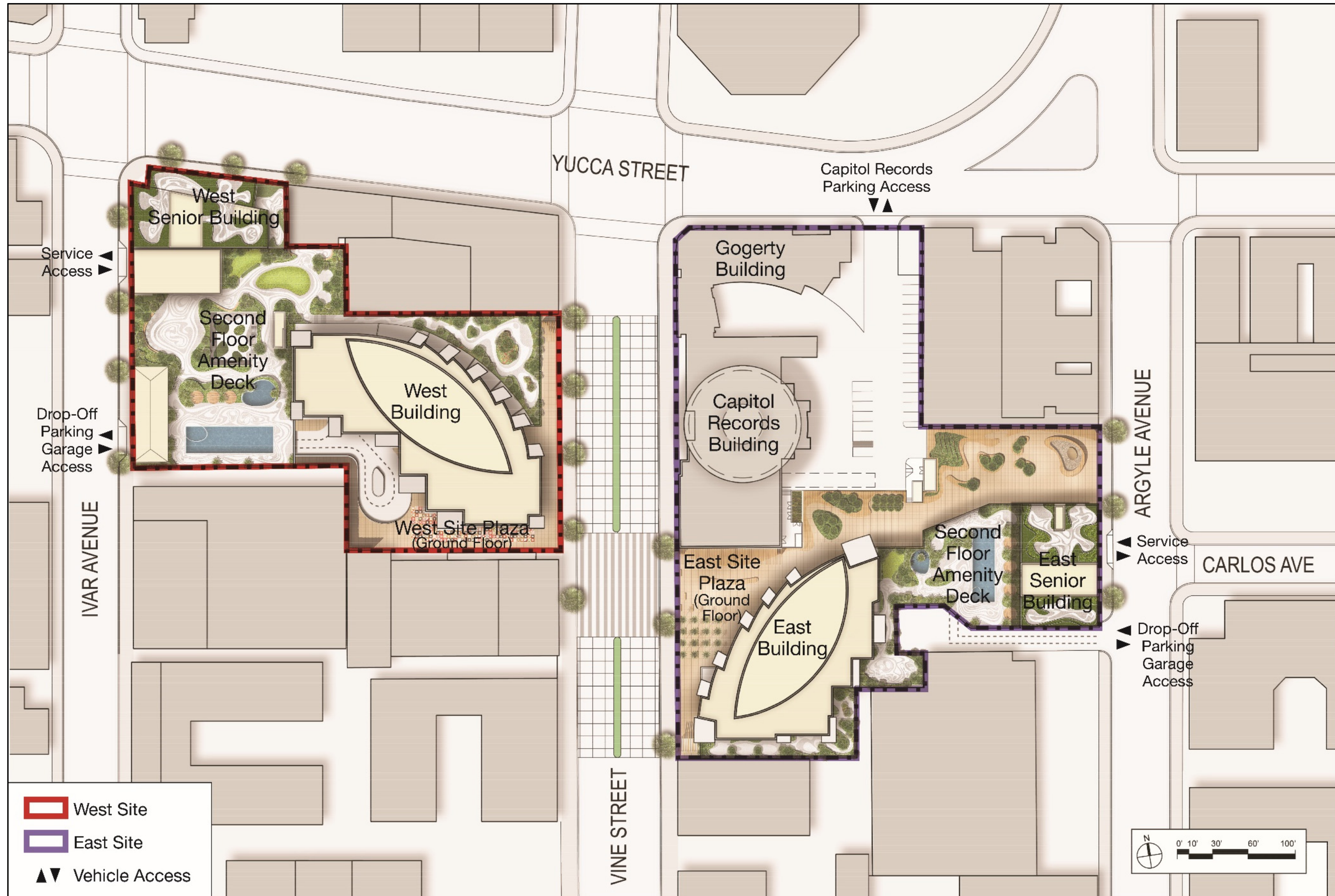


RESILIENCY

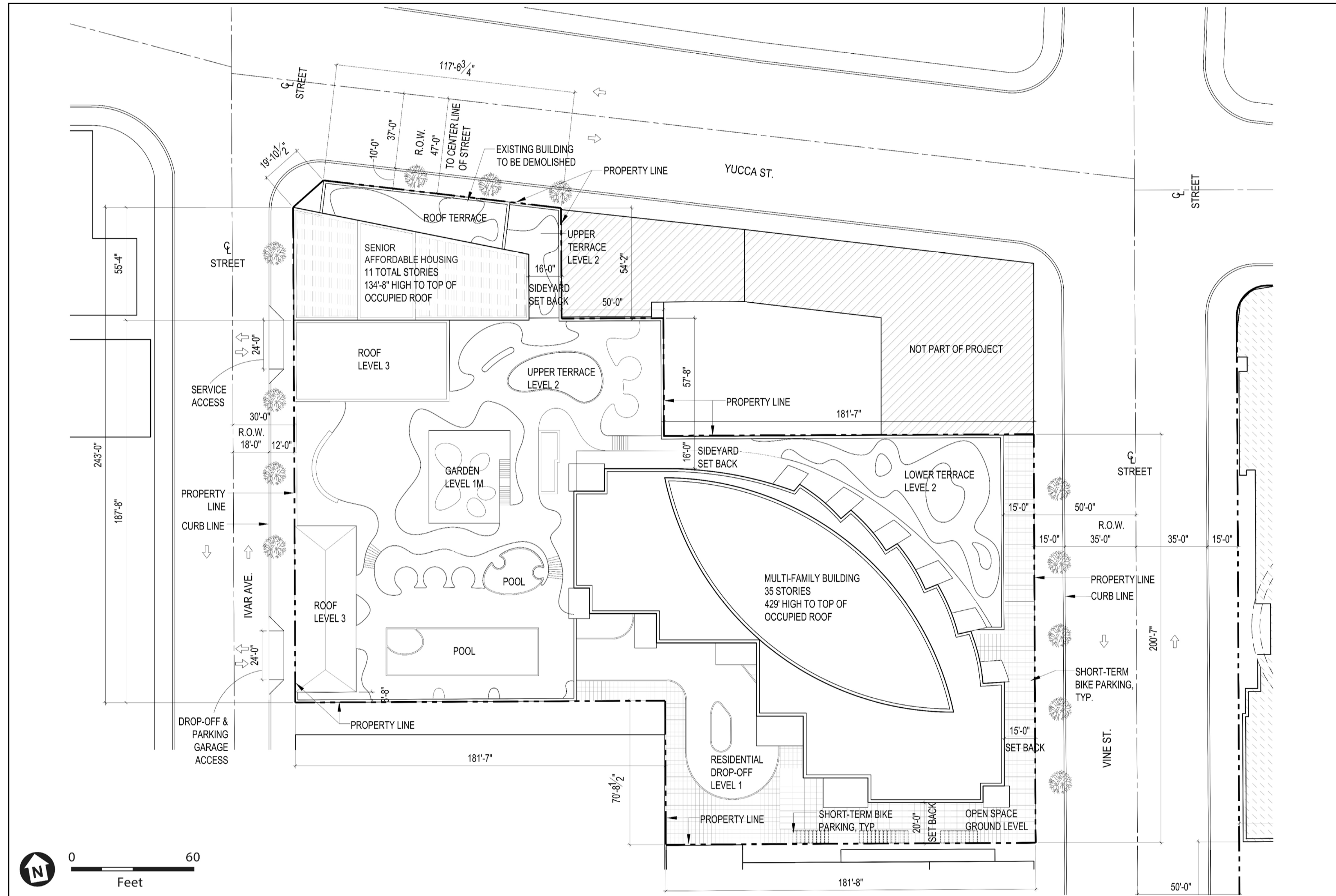
- Emergency generator serving critical & standby loads for tenant use
- Variable speed water cooled chillers
- 100% outside air energy recovery units
- Natural gas cogen system serving hot water & heating
- Condensing water heaters



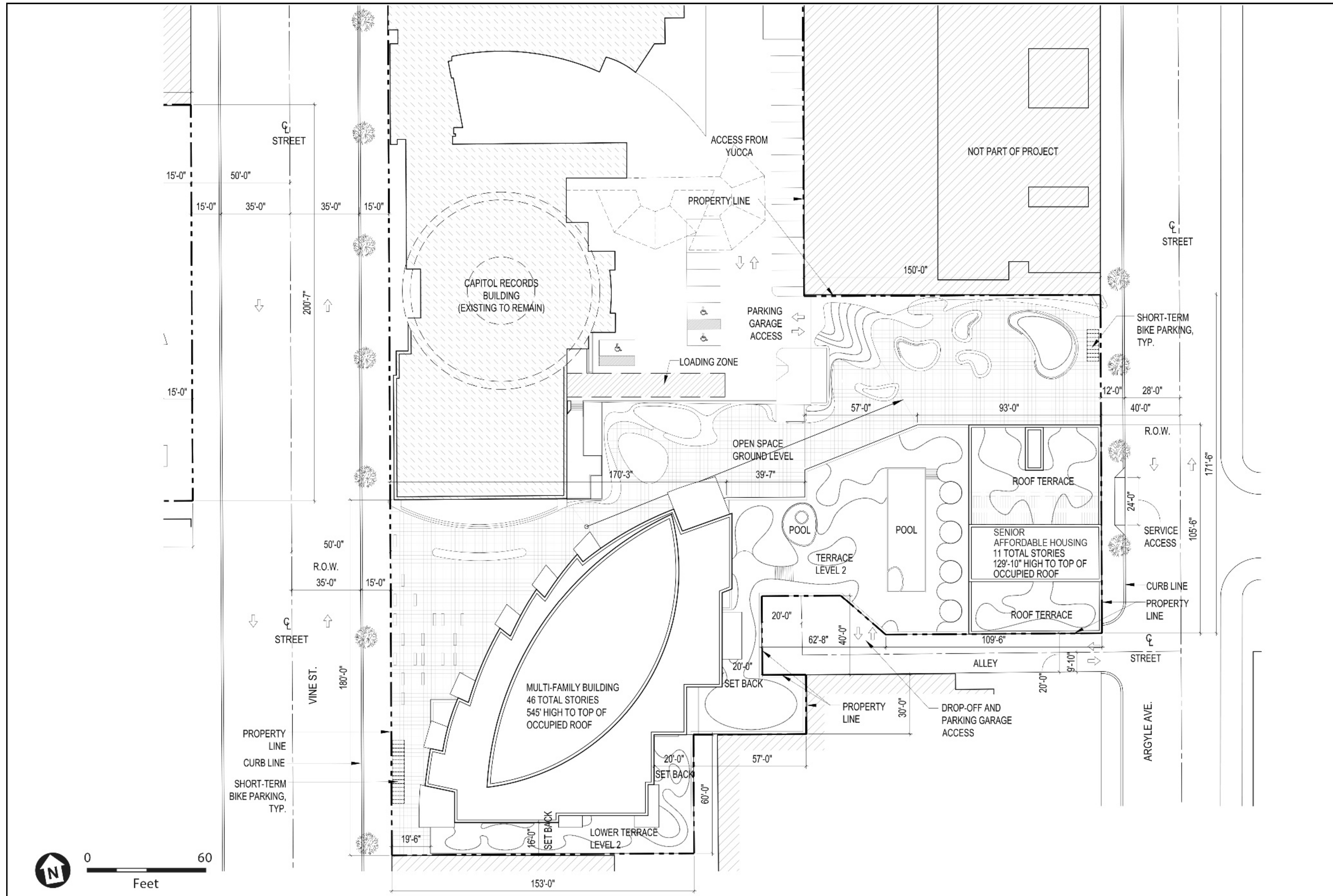
Conceptual Site Plan



Conceptual Plot Plan – West Site



Conceptual Plot Plan – East Site



Senior Affordable Housing Buildings

East Site Senior Building



West Site Senior Building



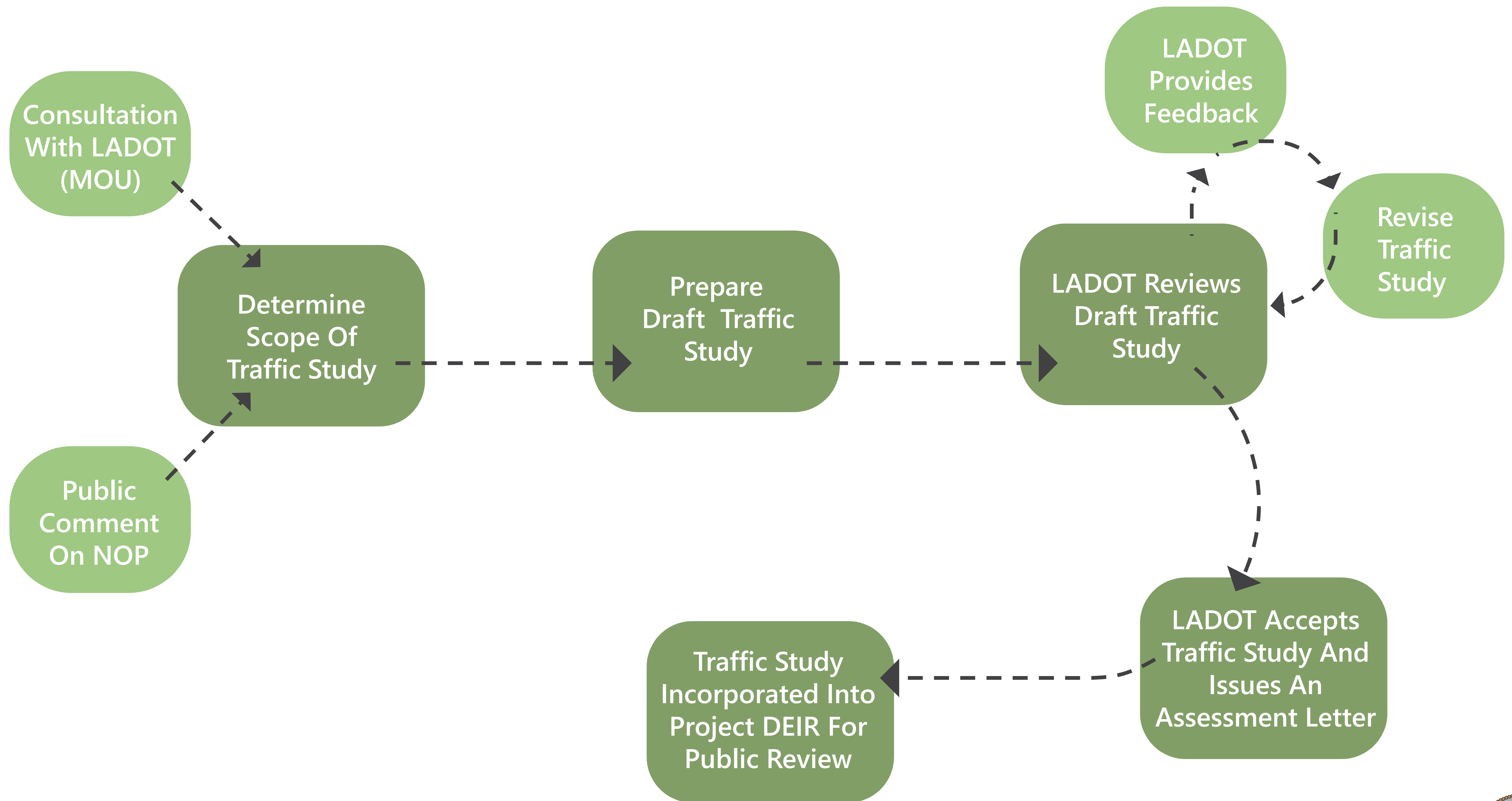
Simulated Aerial View from the East



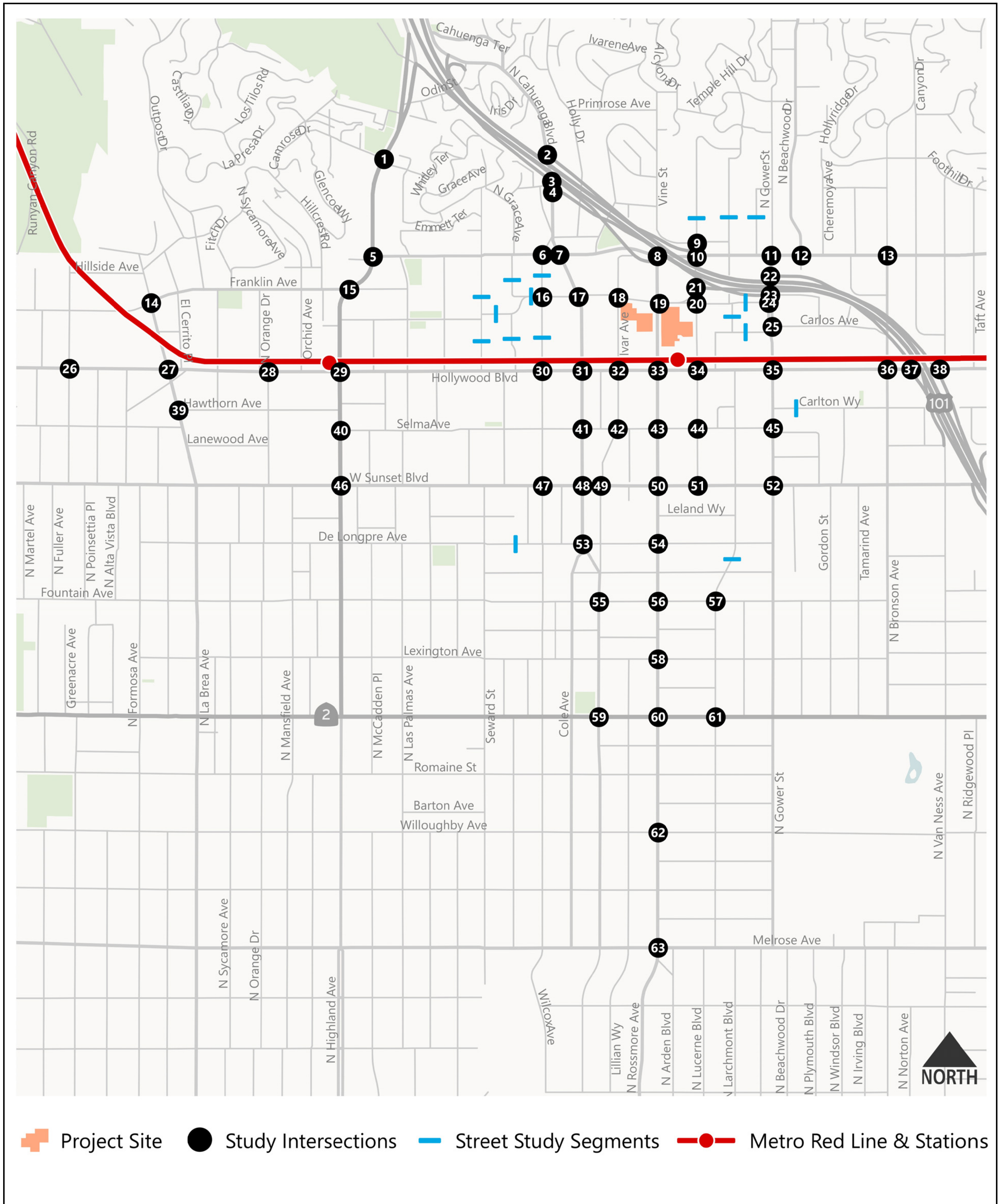
Simulated Elevated View from the North



Traffic Study Process



Study Intersections & Segments



Proposed Entitlements & Approvals

Discretionary entitlements, reviews, and approvals required or requested may include, but are not necessarily limited to:

- Pursuant to the Los Angeles Municipal Code (the “LAMC”) Section 12.32-F, a Zone Change to C2-2-SN;
- Pursuant to LAMC Section 12.32-F, a Height District Change for the Property to remove the D Limitation, which limits FAR;
- Pursuant to LAMC Section 11.5.11(e) and subsequently California Government Code Section 65915(k) or the Applicable Housing Incentive Program, three incentives, concessions, reductions, or modifications of zoning code requirements to provide for affordable housing costs as follows:
 - ❑ A floor area bonus (35 percent from 6:1 FAR base) to allow additional floor area up to 7:1 FAR for a project eligible for up to 8.1:1 FAR;
 - ❑ A development modification for balcony floor area to exclude residential balconies and terraces from consideration as floor area, as defined by LAMC Section 12.03; and
 - ❑ A development modification to allow a greater number of smaller affordable units with less bedrooms and a different unit mix and unit type to accommodate Senior Affordable Housing Units in lieu of providing the requisite number of Restricted Affordable Units;
- Pursuant to LAMC Section 12.24-W.1, a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption;
- Pursuant to LAMC Section 12.24-W.19, a Conditional Use Permit for a unified development to allow floor area ratio averaging and residential density transfer between the East Site and the West Site;
- Pursuant to LAMC Section 16.05, a Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or guest rooms or generates more than 1,000 average daily trips;
- Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map No. 82152 to merge (i) an alley to add 1,267 square feet to the Property and (ii) portions along the sidewalk of Yucca Street and both sides of Vine Street to add 5,114 square feet to the Property; associated haul route, and removal of 19 street trees; and
- Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Applicant and the City of Los Angeles (anticipated to extend through 2040).





HOLLYWOOD CENTER SCOPING MEETING

Comments must be provided in writing and can be submitted at the scoping meeting, by mail, or by email to:

elva.nuno-odonnell@lacity.org

Reference: ENV-2018-2116-EIR

The deadline for submitting preliminary comments is:

October 4, 2018, at 4:00 P.M.

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.