



STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH



EDMUND G. BROWN JR.  
GOVERNOR

KEN ALEX  
DIRECTOR

Notice of Preparation

August 28, 2018

RECEIVED  
CITY OF LOS ANGELES

SEP - 5 2018

CITY PLANNING DEPT.  
VALLEY OFFICE

To: Reviewing Agencies

Re: Hollywood Center Project  
SCH# 2018051002

Attached for your review and comment is the Notice of Preparation (NOP) for the Hollywood Center Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Elva Nuno-O'Donnell  
City of Los Angeles  
6262 Van Nuys Blvd, Rm 351  
Van Nuys, CA 91401

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044  
1-916-322-2318 FAX 1-916-558-3184 www.opr.ca.gov

CPR NCC/NCP  
8.28.18

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2018051002  
**Project Title** Hollywood Center Project  
**Lead Agency** Los Angeles, City of

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**Type** **NOP** Notice of Preparation

**Description** The development would be comprised of a new mixed-use development on an approx 4.46-acre site in the Hollywood Community Plan area of the city. The existing Capitol Records Complex, composed of the Capitol Records Building and the Gogerty Building, would be preserved; although portions of its supporting parking area along with some existing parking not adjacent to the Capitol Records Complex, would be reconfigured and relocated to the new East Site five-floor subterranean and grade-level parking garage. The remaining surface parking uses on the project site would be removed in order to develop a mix of land uses, including residential uses (market-rate and senior affordable housing units), commercial uses, parking, and associated landscape and open space amenities. Four new buildings are proposed, including a 35-story "West Building," a 46-story "East Building," and two 11-story senior buildings set aside for extremely-low and very-low income households. The project would develop approx 1,287,150 sf of developed area, including 1,005 residential dwelling units (872 market-rate units and 133 senior affordable housing units) totaling approx 1,256,974 sf of residential floor area, approx 30,176 sf of commercial floor area (retail and restaurant uses), approx 160,707 sf of open space and amenities, 1,521 vehicle parking spaces, and 551 bicycle parking spaces. The project would have a FAR of 6.975:1, which includes the existing 114,303 sf Capitol Records Complex (consisting of the 92,664 sf Capitol Records Building and 21,639 sf Gogerty Building), for a buildable area of 1,401,453 sf.

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**Lead Agency Contact**

**Name** Elva Nuno-O'Donnell  
**Agency** City of Los Angeles  
**Phone** 818-374-5066 **Fax**  
**email**  
**Address** 6262 Van Nuys Blvd, Rm 351  
**City** Van Nuys **State** CA **Zip** 91401

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**Project Location**

**County** Los Angeles  
**City** Los Angeles, City of  
**Region**  
**Cross Streets** Yucca Street and Ivar Avenue, Vine Street and Argyle Avenue  
**Lat / Long** 34° 06' 8.02" N / 118° 19' 36" W  
**Parcel No.** 5546-030-034, -030-028, -030-032, etc.  
**Township** IS **Range** **Section** **Base** 10

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**Proximity to:**

**Highways** US 101, SR 2  
**Airports**  
**Railways** Metro Red Line Subway  
**Waterways**  
**Schools** Cheremoya Elementary/ J. LeConte MS, Hollywood HS  
**Land Use** existing use: office, recording studio, surface parking lot, GPD: Regional center commercial

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**Project Issues** Fiscal Impacts; Traffic/Circulation; Other Issues; Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Cumulative Effects; Drainage/Absorption; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Tribal Cultural Resources; Vegetation; Water Quality; Water Supply

**Document Details Report  
State Clearinghouse Data Base**

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**Reviewing Agencies** Resources Agency; Santa Monica Bay Restoration; Santa Monica Mountains Conservancy; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Wildlife, Region 5; Office of Emergency Services, California; Department of Housing and Community Development; Native American Heritage Commission; California Highway Patrol; Public Utilities Commission; State Lands Commission; Caltrans, District 7; Regional Water Quality Control Board, Region 4

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**Date Received** 08/28/2018      **Start of Review** 08/28/2018      **End of Review** 09/26/2018

# 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 # **2018051002**

**Project Title:** Hollywood Center Project

**Lead Agency:** City of Los Angeles

**Mailing Address:** 6262 Van Nuys Boulevard, Room 351

**City:** Van Nuys

**Zip:** 91401

**Contact Person:** Elva Nuno-O'Donnell

**Phone:** (818) 374-5066

**County:** Los Angeles

**Project Location:** County: Los Angeles

City/Nearest Community: Hollywood

Cross Streets: Yucca Street, Vine Street, Ivar Avenue, Argyle Avenue

Zip Code: 90028

Lat. / Long. (degrees, minutes, and seconds): 34° 6' 8.2" N / 118° 19' 36" W

Total Acres: 4.61

Assessor's Parcel No.: 5546-030-034, -030-028, 030-032, etc. (see attachment)

Section: 10

Twp.: IS

Range:

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

Waterways: N/A

Airports: N/A

Railways: Metro Red Line Subway

Schools: Cheremoya Ave. Elem./  
J. LeConte Middle School/Hollywood High

### Document Type:

CEQA:

NOP

Early Cons

Neg Dec

Mit Neg Dec

Draft EIR

Supplement/Subsequent EIR  
(Prior SCH No.)

Other \_\_\_\_\_

NEPA:

NOI

EA

Draft EIS

FONSI

Other:

Joint Document

Final Document

Other

Governor's Office of Planning & Research

### Local Action Type:

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Use Change, etc.

AUG 28 2018

STATE CLEARINGHOUSE

Annexation

Redevelopment

Coastal Permit

Other HD Change

### Development Type:

Residential: Units 1,005 Acres \_\_\_\_\_

Office: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Commercial: Sq. ft. 30,176 Acres \_\_\_\_\_ Employees \_\_\_\_\_

Industrial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Educational

Recreational

Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

Transportation: Type \_\_\_\_\_

Mining: Mineral \_\_\_\_\_

Power: Type \_\_\_\_\_ MW \_\_\_\_\_

Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_

Hazardous Waste: Type \_\_\_\_\_

Other: Hotel: 220 rooms (Option)

### Project Issues Discussed in Document:

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Biological Resources

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Growth Inducement

Land Use

Cumulative Effects

Other: Greenhouse Gases

Energy; Tribal Cultural Resources

### Present Land Use/Zoning/General Plan Designation:

Existing Use: Office, Recording Studio, Surface Parkign Lot. General Plan Designation: Regional Center Commercial.

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

See attached Project Description.

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.

**NOP Distribution List**

2018051002

County: Los Angeles SCH#

Resources Agency

- Resources Agency  
Nadell Gayou
- Dept. of Boating & Waterways  
Denise Peterson
- California Coastal Commission  
Allyson Hill
- Colorado River Board  
Elsa Contreras
- Dept. of Conservation  
Crina Chan
- Cal Fire  
Dan Foster
- Central Valley Flood Protection Board  
James Herota
- Office of Historic Preservation  
Ron Parsons
- Dept of Parks & Recreation Environmental Stewardship Section
- S.F. Bay Conservation & Dev't. Comm.  
Steve Goldbeck
- Dept. of Water Resources  
Nadell Gayou

- Fish & Wildlife Region 4  
Julie Vance
- Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program
- Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M  
Heldi Calvert  
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M  
William Paznokas  
Marine Region

Other Departments

- California Department of Education  
Lesley Taylor
- OES (Office of Emergency Services)  
Monique Wilber
- Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture
- Dept. of General Services  
Cathy Buck  
Environmental Services Section
- Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division

Independent Commissions, Boards

- Delta Protection Commission  
Erik Vink
- Delta Stewardship Council  
Anthony Navasero
- California Energy Commission  
Eric Knight

- Native American Heritage Comm.  
Debbie Treadway
- Public Utilities Commission  
Supervisor
- Santa Monica Bay Restoration  
Guangyu Wang
- State Lands Commission  
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics  
Phillip Crimmins
- Caltrans - Planning HQ LD-IGR  
Christian Bushong
- California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

Dept. of Transportation

- Caltrans, District 1  
Rex Jackman
- Caltrans, District 2  
Marcelino Gonzalez
- Caltrans, District 3  
Susan Zanchi - North
- Caltrans, District 4  
Patricia Maurice
- Caltrans, District 5  
Larry Newland
- Caltrans, District 6  
Michael Navarro
- Caltrans, District 7  
Dianna Watson
- Caltrans, District 8  
Mark Roberts

- Caltrans, District 9  
Gayle Rosander
- Caltrans, District 10  
Tom Dumas
- Caltrans, District 11  
Jacob Armstrong
- Caltrans, District 12  
Maureen El Harake

Cal EPA

- Air Resources Board
- Airport & Freight  
Jack Wursten
- Transportation Projects  
Nesamani Kalandiyur
- Industrial/Energy Projects  
Mike Tollstrup

- California Department of Resources, Recycling & Recovery  
Kevin Taylor/Jeff Esquivel
- State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance
- State Water Resources Control Board  
Cindy Forbes - Asst Deputy  
Division of Drinking Water
- State Water Resources Control Board  
Div. Drinking Water # \_\_\_\_\_
- State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality
- State Water Resources Control Board  
Phil Crader  
Division of Water Rights
- Dept. of Toxic Substances Control Reg. # \_\_\_\_\_  
CEQA Tracking Center
- Department of Pesticide Regulation  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1  
Calhoun Hudson  
North Coast Region (1)
- RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- RWQCB 3  
Central Coast Region (3)
- RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)
- RWQCB 5S  
Central Valley Region (5)
- RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office
- RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office
- RWQCB 6  
Lahontan Region (6)
- RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office
- RWQCB 7  
Colorado River Basin Region (7)
- RWQCB 8  
Santa Ana Region (8)
- RWQCB 9  
San Diego Region (9)

Other Santa Monica Mountains Bay Restoration  
Conservancy