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Sent time: 04/08/2020 01:10:11 PM
To: clerk-cps-publications@lacity.org
Cc: Julia Amanti <julia.amanti@lacity.org>
Subject: ENV-2016-2118-EIR City Clerk PL Number Needed
Attachments: 0. DEIR Cover Sheet_4 8 20.pdf

Hi Julia,

Hope you are well.

Can you please stamp/assign a PL number to the attached EIR Cover Sheet and email back to me?

Please do not hesitate to contact me should you have any questions.

Thank you.

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DRAFT ENVIRONMENTAL IMPACT REPORT

Hollywood Center Project

Environmental Case: ENV-2018-2116-EIR
 State Clearinghouse No.: 2018051002

Project Location: 1720-1724, 1740-1768, 1745-1753, and 1770 North Vine Street; 1746-1764 North Ivar Avenue; 1733-1741 North Argyle Avenue; 6236, 6270, and 6334 West Yucca Street, Los Angeles, CA 90028.

Community Plan Area: Hollywood

Council District: 13—O’Farrell

Project Description: The Hollywood Center Project is a new mixed-use development on an approximately 4.46-acre site, generally bounded by Yucca Street on the north, Ivar Avenue on the west, Argyle Avenue on the east, and Hollywood Boulevard on the south, and bifurcated by Vine Street. The portion of the Project Site located between Ivar Avenue and Vine Street is identified as the “West Site”, and the portion located between Vine Street and Argyle Avenue is identified as the “East Site”. The Project Site is currently developed with a single-story building and surface parking on the West Site; and the Capitol Records Building and Gogerty Building occupied by Capitol Records (the Capitol Records Complex), and surface parking on the East Site. Under the Project, the existing building on the West Site would be demolished and the Capitol Records Complex would be preserved, and the remainder of the Project Site would be redeveloped with 1,005 residential units, comprised of 872 market-rate and 133 senior affordable units, and up to 30,176 square feet of commercial uses, within four new mixed-use buildings (West Building, East Building, West Senior Building, East Senior Building) which range in height from 11 to 46 stories. Overall, the Project would contain up to 1,287,150 square feet of floor area, for a floor area ratio (FAR) of 6.973:1. Under a proposed East Site Hotel Option (Project with the East Site Hotel Option), 104 residential units within the East Building would be replaced with a hotel, with no change to the building height or massing. Overall, the Project with the East Site Hotel Option would contain 884 residential units, comprised of 768 market-rate and 116 senior affordable units; a 220-room hotel with supporting amenities; and up to 30,176 square feet of commercial uses. Overall, the Project with the East Site Hotel Option would contain up to 1,272,741 square feet of floor area, for a FAR of 6.901:1. The Project is an Environmental Leadership Development Project (ELDP) under Assembly Bill 900, certified by the Governor on August 16, 2018.

PREPARED FOR:
 The City of Los Angeles
 Department of City Planning

PREPARED BY:
 ESA

APPLICANT:
 MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC,
 1770 Ivar LLC, 1733 North Argyle LLC, and 1720 North Vine LLC

April 2020