

From: Mindy Nguyen <Mindy.Nguyen@lacity.org>
Sent time: 04/16/2020 08:30:16 AM
To: IGR@scag.ca.gov
Subject: Notice of Completion and Availability of the Hollywood Center Project Draft EIR (ENV-2018-2116-ENV)
Attachments: ENV-2018-2116-EIR_NOC-NOA_4 16 20.pdf

Hello,

Please see the attached **Notice of Completion and Availability** for the **Hollywood Center Project Draft Environmental Impact Report (EIR)**. As the environmental document is too large to attach as a PDF, for your convenience, I have provided a direct link to the Draft EIR on our website here: <https://planning.lacity.org/development-services/eir/hollywood-center-project-1>.

As identified in the Notice, the comment period concludes on **Monday, June 1, 2020 at 4:00 P.M.**

Written comments may be submitted via:

Mail: Mindy Nguyen
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

Email: mindy.nguyen@lacity.org

Please see the attached Notice for more information.

Thank you.

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Mindy Nguyen

City Planner

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3674





NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.

April 16, 2020

ENVIRONMENTAL CASE NO.:	ENV-2018-2116-EIR
STATE CLEARINGHOUSE NO.:	2018051002
PROJECT NAME:	Hollywood Center Project
PROJECT 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
PROJECT ADDRESS:	1720-1770 North Vine Street; 1746-1760 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street, Los Angeles California 90028
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	13 – O'Farrell
PUBLIC COMMENT PERIOD:	April 16, 2020 - June 1, 2020

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the proposed Hollywood Center Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

ENVIRONMENTAL LEADERSHIP DEVELOPMENT PROJECT

The Applicant has elected to proceed under Chapter 6.5 (commencing with Section 21178) of the Public Resources Code (PRC), which provides, among other things, that any judicial action challenging the certification of the EIR or the approval of the project described in the EIR is subject to the procedures set forth in PRC Sections 21185 to 21186, inclusive. The Project meets the requirements of PRC Section 21178, and was certified by the Governor on August 16, 2018. Accordingly, all information pursuant to this requirement is electronically available on the City's website.

PROJECT DESCRIPTION

The Hollywood Center Project is a 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 adjacent development 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. In total, 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.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to: Cultural Resources (Construction-Related Structural Vibration Impacts to Off-Site Historical Architectural Resources), Construction Noise (On-Site and Groundborne Noise, and Off-Site Truck and Vehicle Traffic Noise Impacts to Off-Site Sensitive Receptors), and Construction Vibration (Structural Vibration Impacts to Adjacent Off-Site Buildings and Human Annoyance Vibration Impacts to Adjacent Sensitive Receptors). All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS

The Department of City Planning recognizes the unprecedented nature of COVID-19 and, having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications. As a result of the Mayor's "Safer at Home" Order issued on March 19, 2020, means to access project-related materials in-person may be limited. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access.

The Draft EIR, the documents referenced in the Draft EIR, and the whole of the case file, consistent with AB 900 requirements, are available for public review online at the Department of City Planning's website, in the following location: <http://planning4la.com/development-services/eir>.

The Draft EIR, and the documents referenced in the Draft EIR, may be purchased on CD-ROM for \$5.00 per copy. Contact Mindy Nguyen, at (213) 847-3674 or mindy.nguyen@lacity.org to purchase a mailed CD-ROM copy, or for additional accommodations.

The Draft EIR, the documents referenced in the Draft EIR, and the whole of the case file, may be available for public review, **by appointment only**, at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. Please contact the Staff Planner listed below to schedule an appointment.

Last, copies of the Draft EIR, and the documents referenced in the Draft EIR, have been provided to and may be available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Frances Howard Goldwyn – Hollywood Regional Library, 1623 North Ivar Avenue, Los Angeles, CA 90028
- 3) Will & Ariel Durant Branch Library, 7140 West Sunset Boulevard, Los Angeles, CA 90046
- 4) John C. Fremont Branch Library, 6121 Melrose Avenue, Los Angeles, CA 90038

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **Monday, June 1, 2020, no later than 4:00 p.m.**

Please direct your comments to:

Mail: Mindy Nguyen
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

E-mail: mindy.nguyen@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Mindy Nguyen
Major Projects Section
Department of City Planning
(213) 847-3674