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**Sent time:** 09/03/2020 02:27:26 PM  
**To:** undisclosed-recipients;;  
**BCc:** Greg Wittmann <greg@gwzoninglaw.com>; wschild@gmail.com  
**Subject:** Notice of Availability for the Hollywood Center Project Final EIR (ENV-2018-2116-EIR)  
**Attachments:** ENV-2018-2116\_FEIR NOA\_9 3 20.pdf

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Hello,

You are receiving this email because you are an interested party and/or a mandated recipient of the **Notice of Availability for the Hollywood Center Project Final Environmental Impact Report (EIR)**.

This email is to inform you that the City has released the Final EIR for the Hollywood Center Project, which is now available for public review on the City's website at the following location: <https://planning.lacity.org/development-services/eir/hollywood-center-project-2>.

In addition, hard copies, or digital copies via CD-ROM or USB flash drive, can be made available upon request. Due to current events surrounding COVID-19, the City is taking additional steps to provide the public access to documents. Should you need special accommodations, please contact me directly.

Please see the attached Notice for more information.

Thank you.

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# NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

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

**September 3, 2020**

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2018-2116-EIR
<b>STATE CLEARINGHOUSE NO.:</b>	2018051002
<b>PROJECT NAME:</b>	Hollywood Center Project
<b>PROJECT APPLICANT:</b>	MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle, LLC and 1720 North Vine LLC
<b>PROJECT ADDRESS:</b>	1720-1770 North Vine Street, 1746-1764 North Ivar Avenue, 1733-1741 North Argyle Avenue, and 6236, 6270, and 6334 West Yucca Street
<b>COMMUNITY PLAN AREA:</b>	Hollywood
<b>COUNCIL DISTRICT:</b>	13 – O’Farrell

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared an Environmental Impact Report (EIR) for the proposed Hollywood Center Project (Project) to assess potential environmental impacts. An EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of CEQA, for a 47-day public review period from April 16, 2020 to June 1, 2020.

The Final EIR, released on September 3, 2020, includes a response to comments received during the public review period and includes text revisions to the Draft EIR in response to input received. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be included in the case file for the record and will be provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

**ENVIRONMENTAL LEADERSHIP DEVELOPMENT PROGRAM**

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, 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) ranging in height from 11 to 46 stories, with a maximum building height of 595 feet. The Project would have a maximum floor area ratio (FAR) of 7:1, consisting of 1,287,150 square feet of new development and the existing, approximately 114,303-square-foot Capitol Records Complex, for a total floor area of 1,401,453 square feet. It should be noted that the Project Applicant had initially proposed an East Site Hotel Option; however, the Project with the East Site Hotel Option is no longer being considered by the Project Applicant as part of the Project.

## **ALTERNATIVE 8 – OFFICE, RESIDENTIAL AND COMMERCIAL DESCRIPTION**

In response to public input received during the Draft EIR comment period, the City has identified Alternative 8: Office, Residential and Commercial Alternative as a feasible and preferred alternative by the Lead Agency. Under Alternative 8, the existing building on the West Site would be demolished, the Capitol Records Complex would be preserved, and the remainder of the Project Site would be redeveloped with 903 residential units, comprised of 770 market-rate and 133 senior affordable units, up to 386,347 square feet of office uses, and up to 27,140 square feet of commercial uses, within three new mixed-use buildings (West Building, West Senior Building, East Office Building), ranging in height from 13 to 49 stories, with a maximum building height of 595 feet. The Project would have a maximum FAR of 7:1, consisting of 1,287,100 square feet of new development and the existing, approximately 114,303-square-foot Capitol Records Complex, for a total floor area of 1,401,403 square feet.

## **FILE REVIEW**

The Final EIR, the documents referenced in the Final 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> and searching "Hollywood Center Project".

The Final EIR, and the documents referenced in the Final EIR, may be purchased on CD-ROM or USB flash drive for \$5.00 per copy. If you are unable to access digital copies of the Final EIR, the Department will attempt to make reasonable arrangements to supply the materials. Contact Mindy Nguyen, at [mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org) or (213) 847-3674 to purchase copies, or for additional accommodations.

The Final EIR, the documents referenced in the Final EIR, and the whole of the case file, are also available for public review, **by appointment only**, at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1450, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments. Please contact Automated Records at [planning.recordsmgmt@lacity.org](mailto:planning.recordsmgmt@lacity.org) or (213) 847-3753 to make an appointment.

As a result of the Mayor's "Safer at Home" Order issued March 19, 2020, some of the previous means to access materials for the Hollywood Center Project at libraries are no longer available. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access.

VINCENT P. BERTONI, AICP  
Director of Planning



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