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March 31, 2015

NOTICE OF COMPLETION AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT ENV-2013-522-EIR STATE CLEARINGHOUSE NO. 2013101063

TO: Owners of Property and Occupants and Other Interested Parties

PROJECT NAME: Hollywood Cherokee Project

PROJECT LOCATION: 1718 and 1722–1730 North Las Palmas Avenue; 1719–1719 ½ and 1727–1727 ½ Cherokee Avenue, Los Angeles, CA 90028

COMMUNITY PLANNING AREA: Hollywood

COUNCIL DISTRICT: 13 – Mitch O'Farrell

PROJECT DESCRIPTION: Hollywood Cherokee Apartments Venture, LLC, the Project Applicant, proposes to construct a six-story, 224-unit residential apartment/condominium building (the Project) on a 1.14-acre site in the Hollywood Community of the City of Los Angeles (the Project Site). The Project Site is specifically located within the City block bounded by North Las Palmas Avenue to the west, Yucca Street to the north, North Cherokee Avenue to the east, and Hollywood Boulevard to the south. The Project consists of approximately 169,531 square feet (sf) of new floor area and would replace an existing surface parking lot located approximately 175 feet north of Hollywood Boulevard between Cherokee Avenue and Las Palmas Avenue. The maximum building height would not exceed 71 feet above grade level, not including rooftop structures. The Project would have a total FAR of approximately 3.66:1, averaged across the Project Site, and an overall density of 196.5 dwelling units per acre. A four-level parking garage comprised of one street level and three subterranean levels would be located below the residential levels and would provide a total of 305 parking spaces. Twenty-four of the 224 residential units (11 percent) would be set aside for very low-income residents; as such, the Project qualifies for a density bonus of up to 35 percent, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22.A.25. The Applicant is electing to use only an approximate five percent density bonus. The Project would also include a residential lobby and leasing

area, a community room, approximately 985 sf of ground-floor commercial space, a gym, a swimming pool and open space decks on the rooftop level, and landscaped courtyards.

PERMITS AND APPROVALS: The Project would require various approvals and may include, but would not be limited to, the following: Site Plan Review; Density Bonus and Parking Option 1 pursuant to Senate Bill (SB) 1818 (LAMC Section 12.22.A.25), with the following Development Incentives: On-menu incentive to permit the averaging of FAR, density, parking, open space and permitting vehicular access; On-menu incentive permitting additional FAR; Off-menu incentive permitting increased height; Two off-menu incentives permitting reduced setbacks; Vesting Tentative Tract Map; Determination regarding residential use in C (Commercial) zone per the Hollywood Redevelopment Plan; and Other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, haul route permits, and building permits.

DOCUMENT REVIEW: If you wish to review a copy of the Final EIR or the documents referenced in the Final EIR, you may do so by appointment during our office hours of 8:00 A.M. and 4:00 P.M., at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles, CA 90012.

The Final EIR is also available online at the Department of City Planning's Website [http://cityplanning.lacity.org/ (click on "Environmental" and then "Final Environmental Impact Reports")]. The Final EIR can be purchased on CD-ROM for $7.50 per copy. To purchase one, contact Sergio Ibarra of the City of Los Angeles at (213) 978-1333.

Digital versions are also available at the following Library Branches:

Library Reference Desk, Los Angeles Central Library
630 West Fifth Street, Los Angeles, CA 90071

Library Reference Desk, Hollywood Regional Library
1623 N. Ivar Ave., Hollywood, CA 90028

Library Reference Desk, Will and Ariel Durant Branch Library
7140 Sunset Blvd., Hollywood, CA 90046

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Sergio Ibarra
Major Projects