



NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

July 31, 2020

ENVIRONMENTAL CASE NO.:	ENV-2016-3177-EIR
STATE CLEARINGHOUSE NO.:	2017051079
PROJECT NAME:	Hollywood & Wilcox Project
PROJECT APPLICANT:	6436 Hollywood Blvd., LLC & 1624 Wilcox Ave., LP
PROJECT ADDRESS:	1624-1648 Wilcox Avenue and 6430-6440 Hollywood Boulevard, Los Angeles, CA 90028
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	13 – O'Farrell
Public Hearing	August 12, 2020, 10:30 am In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Hearing Officer Hearing on behalf of the City Planning Commission will be conducted entirely telephonically by Zoom [https://zoom.us/]. Dial by your location +1 669 900 9128 US (San Jose) +1 213 338 8477 US (Los Angeles) When prompted enter the below meeting ID: Meeting ID: 936 8069 0513

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 & Wilcox 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 45-day public review period from February 27, 2020 to April 13, 2020.

The Final EIR was released on July 31, 2020 and 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 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's Office on October 10, 2019. AB 900 requires projects certified as ELDP to make the whole of the administrative record available at the publication of the Draft EIR. The Project's record is available at

<https://planning.lacity.org/development-services/eir/hollywood-and-wilcox-project-0>. For more information, please see the Draft EIR.

PROJECT DESCRIPTION:

The Project includes the development of a mixed-use building, comprised of 260 multi-family residential dwelling units, up to 10 percent (26 units) of which would be set aside for workforce housing and 17,800 square feet of commercial uses, comprised of 11,020 square feet of retail, 3,580 square feet of office, and 3,200 square feet of restaurant uses, within the Hollywood Community Plan area of the City of Los Angeles. As part of the Project, the existing two-story, 9,000-square-foot Attie Building, a contributing structure to the Hollywood Boulevard Commercial and Entertainment District, located at the corner of Hollywood Boulevard and Wilcox Avenue, would be rehabilitated and restored, while maintaining its current use as commercial space. New development would range in height from one to 15 stories with a maximum building height of 160 feet. Upon completion, the Project would include approximately 278,892 square feet of floor area, with a maximum floor area ratio (FAR) of up to 4.5 to 1. A total of 420 parking spaces would be provided within five parking levels comprised of two subterranean, one at-grade level, and two above-grade levels. The Project would also include 33,750 square feet of open space, including 6,745 square feet of common planted open space. The Project is an Environmental Leadership Development Project (ELDP) under Assembly Bill 900, certified by the Governor's Office on October 10, 2019.

FILE REVIEW:

Corona Virus (COVID-19) Update

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 and study updates to our community plans and citywide policies.

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 Wilcox Project at libraries are no longer available to all residents or interested parties. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access.

All materials related to the Project, including the whole of the case file consistent with AB 900 requirements, are made available to the public on the City's website in the following location:

<https://planning.lacity.org/development-services/eir/hollywood-and-wilcox-project-1>.

If you are unable to access digital copies of the Final Environmental Impact Report, the Department will attempt to make reasonable arrangements to supply the materials. Physical copies of the Draft and Final Environmental Impact Report and case file can still be viewed **by appointment only**. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

If you are unable to access project materials, or wish to schedule an appointment, please contact the staff planner Jason McCrea ((213) 847-3672 or jason.mccrea@lacity.org). The Final EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact Jason McCrea at 213-847-3672 to purchase copies.

VINCENT P. BERTONI, AICP
Director of Planning

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Major Projects Section
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213-847-3672

Puede obtener información en Español acerca de esta junta llamando al (213) 847-3656.