

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: 2016-3177-EB Case No.: _____ CPC Case No.: CPC-2016-3176
Council District No.: 13 Community Plan Area: Hollywood
PROJECT ADDRESS: 1624-1648 Wilcox Avenue, 6430-6440 Hollywood Boulevard, Los Angeles, CA 90028

Major Cross Streets: Hollywood Boulevard and Wilcox Avenue
Name of Applicant: 6436 Hollywood Blvd LLC & 1624 Wilcox Ave. LP
Address: 40 West 57th St., 23rd Floor, New York, NY 10019
Telephone No.: 212-708-6504 Fax No.: _____ E-mail: dtwerdun@lefrak.com

OWNER
6436 Hollywood Blvd LLC (successor to 6436 Hollywood
EAT, LLC) & 1624 Wilcox Ave. LP (successor to Princeton
Leasing Limited Partnership c/o James LeFrak)

Address: 40 West 57th St., 23rd Floor, New York, NY 10019

Telephone No.: 212-708-6504

Signature: _____
By: James T. LeFrak, Vice President

APPLICANT'S REPRESENTATIVE
(Other than Owner)
Name: Armbruster Goldsmith & Delvac c/o Alix Wisner
(Contact Person)

Address: 12100 Wilshire Blvd., Suite 1600, Los Angeles, CA 90025

Telephone No.: 310-209-8800

Signature: _____
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** an UNDATED check in the amount of \$75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

| | |
|--|----------------------|
| APPLICATION ACCEPTED BY: _____ ENVIRONMENTAL ASSESSMENT APPROVED BY: _____ RECEIPT NO.: <u>31628</u> | DATE: <u>8/24/16</u> |
|--|----------------------|

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

Development of a mixed-use project with 260 residential dwelling units and 17,800 square feet of commercial space. Building height varies from approximately 42 feet (two stories) to a maximum of 160 feet (15 stories) with a total combined floor area of 278,892 square feet. The project will include 420 parking spaces and a minimum of 29,150 square feet of open space. Please see the attached Exhibit A Project Description for additional information.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

To be determined.

II. Existing Conditions:

A. Project Site Area 61,976 (net)

Net and 1.38 Gross Acres 1.4

B. Existing Zoning C4-2D-SN/C4-2D

C. Existing Use of Land Office, retail, and surface parking

Existing General Plan Designation Regional Center Commercial

D. Requested General Plan Designation No change

E. Number 3 type low-rise and age \pm ca. 1931-1948 per Assessor of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: n/a and average rent: n/a

Is there any similar housing at this price range available in the area? If yes, where?

n/a

F. Number 2 Trunk Diameter 5" and type Citrus, Carrotwood of existing trees.

G. Number 2 Trunk Diameter 5" and type Citrus, Carrotwood of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is:
100 Less than 10% slope 0 10-15% slope 0 over 15% slope
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.

I. Check the applicable boxes and indicate the condition on the Plot Plan. There are natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to the property, or none of the above.

J. Grading: (specify the total amount of dirt being moved)
n/a 0-500 cubic yards.
55,000 if over 500 cubic yards. indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported 55,000.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family n/a Apartment 260 or Condominium n/a
- B. Number of Dwelling Units with:
One bedroom 140 Two bedrooms 87 Studio 20
Three bedrooms 13 Four or more bedrooms 0
- C. Total number of parking spaces provided 387
- D. List recreational facilities of project landscaped courtyard, sky deck, pool, gym/yoga studio, library/music room, theater, work lounge, dog run
- E. Approximate price range of units \$ TBD to \$ TBD
- F. Number of stories 2-15, height 42-160 feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) gas/electric, EnergyStar-labeled where appropriate
Gas heated swimming pool? TBD
- H. Describe night lighting of the project low level exterior lighting for security and wayfinding; shielded and directed downward away from adjacent uses (include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:
Building 42
Paving 3
Landscaping 55
- J. Total Number of square feet of floor area 278,892 (includes commercial sf described below)

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use Commercial: community-serving retail and restaurant that would be integrated within the proposed mixed-use building
- B. Total number of square feet of floor area 17,800 (includes 9,000 sf existing to remain)
- C. Number of units if hotel/motel n/a
- D. Number of stories 2-15 height 42-160 feet.
- E. Total number of parking spaces provided: 33
- F. Hours of operation TBD Days of operation Sunday-Saturday
- G. If fixed seats or beds involved, number n/a
- H. Describe night lighting of the project low level exterior lighting for security and wayfinding; shielded and directed downward away from adjacent uses (Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift TBD
- J. Number of students/patients/patrons TBD
- K. Describe security provisions for project TBD
- L. Percent of total project proposed for:
Building See above
Paving See above
Landscaping See above

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places Eligible
- California Register of Historic Resources _____
- City of Los Angeles Cultural Historic Monument. _____
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) _____

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. Small quantities of potentially hazardous materials typically associated with residential, retail, and restaurant developments, such as cleaning solvents, painting supplies, pesticides for landscaping, and petroleum products, that would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations.

- A. Regulatory Identification Number (if known) n/a
- B. Licensing Agency n/a
- C. Quantity of daily discharge n/a

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):

Hollywood Blvd. - Avenue I (0 feet); Wilcox Ave. - Avenue III (0 feet); Caluenga Blvd. - Avenue II (370 feet); Vine St. - Avenue II (980 feet); Sunset Blvd. - Avenue I (900 feet); Yucca St. - Avenue II (960 feet)

B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. _____

To be analyzed and disclosed in the Environmental Impact Report

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, _____
Owner (Owner in escrow)*
(Please Print)

I, _____
Consultant*
(Please Print)

Signed: _____
Owner

Signed: _____
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*****Space Below This Line for Notary Use*****

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of _____

On _____ before me, _____ personally appeared
(Insert Name of Notary Public and Title)

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

[See attached New York All-Purpose Acknowledgment]

STATE OF NEW YORK)

: ss.:

COUNTY OF NEW YORK)

On the 22nd day of August, 2016, before me, the undersigned, personally appeared JAMES T. LEFRAK, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of whom the individual(s) acted, executed the instrument.

Patrice Schuster
Notary Public

PATRICE SCHUSTER
Notary Public, State of New York
No. 24-4989909
Qualified in New York County
Comm. Expires Dec. 16, 2017

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

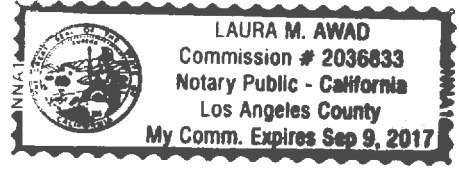
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On 24 August 2016 before me, Laura M. Awad, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Alexandra Wisner
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: EAF Document Date: 8/22/16
Number of Pages: 6 Signer(s) Other Than Named Above: James LeFrak

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____