



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

May 26, 2017

RECEIVED
CITY OF LOS ANGELES

JUN 05 2017

MAJOR PROJECTS
UNIT

To: Reviewing Agencies

Re: Hollywood and Wilcox
SCH# 2017051079

Attached for your review and comment is the Notice of Preparation (NOP) for the Hollywood and Wilcox draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

William Lamborn
City of Los Angeles
200 N. Spring Street, Room 750
Los Angeles, CA 90012

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2017051079
Project Title Hollywood and Wilcox
Lead Agency Los Angeles, City of

Type **NOP** Notice of Preparation

Description The project proposes to develop a mixed-use project comprised of 260 multi-family dwelling units and approx. 17,800 sf of community serving retail and restaurant uses on a 1.4-acre project site within the city of LA. As part of the project, the existing two-story, 9,000 sf Attie Building located at the corner of Hollywood Blvd and Wilcox Ave would be retained and integrated with new development. The proposed structure would range in height from one to 15 stories with a max height of 160 ft. Upon completion, the project would include approx. 278,892 sq. ft. of floor area, inclusive of the 9,000 sq. ft. Attie Building, with maximum floor area ratio (FAR) of up to 4.5:1. Approx. 402 parking spaces would be provided on two subterranean and three on- and above-grade levels.

Lead Agency Contact

Name William Lamborn
Agency City of Los Angeles
Phone 213-978-1470 **Fax**
email
Address 200 N. Spring Street, Room 750
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City Los Angeles, City of
Region
Cross Streets Hollywood Blvd. and Wilcox Ave.
Lat / Long 34° 06' 03" N / 118° 19' W
Parcel No. 5546-007-001, -002, -007, -029, -03
Township 1S **Range** 14W **Section** 10 **Base**

Proximity to:

Highways US 101, SR 2
Airports
Railways Metro Redline
Waterways
Schools Hubert Howe Bancroft, Hollywood High , Selma ES
Land Use Regional Center Commercial C4-2D-SN and C4-2D

Project Issues

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Caltrans, District 7; State Water Resources Control Board, Division of Drinking Water, District 16; Regional Water Quality Control Board, Region 4

Date Received 05/26/2017 **Start of Review** 05/26/2017 **End of Review** 06/26/2017

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 7051079

Project Title: Hollywood and Wilcox

Lead Agency: City of Los Angeles

Contact Person: William Lamborn

Mailing Address: 200 N. Spring Street, Room 750

Phone: 213-978-1470

City: Los Angeles

Zip: 90012

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Los Angeles/Hollywood

Cross Streets: Hollywood Boulevard and Wilcox Avenue

Zip Code: 90028

Longitude/Latitude (degrees, minutes and seconds): 34 06 03 " N / 118 09 " W Total Acres: 1.4

Assessor's Parcel No.: 5546-007-001, -002, -007, -029, -039

Section: S10

Twp.: T1S

Range: R14W

Base:

Within 2 Miles: State Hwy #: US 101, SR 2

Waterways: None.

Airports: None.

Railways: Metro Red Line

Schools: Hubert Howe Bancroft,

Hollywood High, Selma Elementary

Document Type:

- CEQA: [X] NOP [] Early Cons [] Neg Dec [] Mit Neg Dec

- [] Draft EIR [] Supplement/Subsequent EIR (Prior SCH No.) [] Other:

- NEPA: [] NOI [] EA [] Draft EIS [] FONSI

- Other: [] Joint Document [] Final Document [] Other:

Governor's Office of Planning & Research

Local Action Type:

- [] General Plan Update [] General Plan Amendment [] General Plan Element [] Community Plan

- [] Specific Plan [] Master Plan [] Planned Unit Development [X] Site Plan

- [X] Rezone [] Prezone [X] Use Permit [X] Land Division (Subdivision, etc.)

- [] Annexion [] Redevelopment [] Coastal Permit [] Other:

MAY 26 2017

STATE CLEARINGHOUSE

Development Type:

- [X] Residential: Units 260 Acres [] Office: Sq.ft. Acres Employees [X] Commercial: Sq.ft. 17,800 Acres Employees [] Industrial: Sq.ft. Acres Employees [] Educational: [] Recreational: [] Water Facilities: Type MGD

- [] Transportation: Type [] Mining: Mineral [] Power: Type MW [] Waste Treatment: Type MGD [] Hazardous Waste: Type [] Other:

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Agricultural Land [X] Air Quality [X] Archeological/Historical [] Biological Resources [] Coastal Zone [] Drainage/Absorption [] Economic/Jobs

- [] Fiscal [] Flood Plain/Flooding [] Forest Land/Fire Hazard [] Geologic/Seismic [] Minerals [X] Noise [] Population/Housing Balance [X] Public Services/Facilities

- [X] Recreation/Parks [X] Schools/Universities [] Septic Systems [X] Sewer Capacity [] Soil Erosion/Compaction/Grading [] Solid Waste [] Toxic/Hazardous [X] Traffic/Circulation

- [] Vegetation [] Water Quality [X] Water Supply/Groundwater [] Wetland/Riparian [] Growth Inducement [X] Land Use [X] Cumulative Effects [X] Other: GHG, Cultural, Tribal

Present Land Use/Zoning/General Plan Designation:

Regional Center Commercial C4-2D-SN and C4-2D

Project Description: (please use a separate page if necessary)

The Project proposes to develop a mixed-use project comprised of 260 multi-family dwelling units and approximately 17,800 square feet of community serving retail and restaurant uses on a 1.4-acre project site within the City of Los Angeles. As part of the Project, the existing two-story, 9,000-square-foot Attie Building located at the corner of Hollywood Boulevard and Wilcox Avenue would be retained and integrated with new development. The proposed structure would range in height from one to 15 stories with a maximum height of 160 feet. Upon completion, the Project would include approximately 278,892 square feet of floor area, inclusive of the 9,000-square-foot Attie Building, with a maximum floor area ratio (FAR) of up to 4.5:1. Approximately 420 parking spaces would be provided on two subterranean and three on- and above-grade levels.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

- Fish & Wildlife Region 4
Julie Vance
- Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program
- Fish & Wildlife Region 6
Tiffany Ellis
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M
William Paznokas
Marine Region

Other Departments

- California Department of Education
Lesley Taylor
- OES (Office of Emergency Services)
Monique Wilber
- Food & Agriculture
Sandria Schubert
Dept. of Food and Agriculture
- Dept. of General Services
Cathy Buck
Environmental Services Section
- Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

Independent Commissions/Boards

- Delta Protection Commission
Erik Vink
- Delta Stewardship Council
Kevan Samsam
- California Energy Commission
Eric Knight

- Native American Heritage Comm.
Debbie Treadway
- Public Utilities Commission
Supervisor
- Santa Monica Bay Restoration
Guangyu Wang
- State Lands Commission
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics
Philip Crimmins
- Caltrans - Planning
HQ LD-IGR
Christian Bushong
- California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcelino Gonzalez
- Caltrans, District 3
Eric Federicks - South
Susan Zanchi - North
- Caltrans, District 4
Patricia Maurice
- Caltrans, District 5
Larry Newland
- Caltrans, District 6
Michael Navarro
- Caltrans, District 7
Dianna Watson
- Caltrans, District 8
Mark Roberts

- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Jacob Armstrong
- Caltrans, District 12
Maureen El Harake

Cal EPA

- Air Resources Board
- Airport & Freight
Jack Wursten
- Transportation Projects
Nesamani Kalandiyur
- Industrial/Energy Projects
Mike Tollstrup

California Department of Resources, Recycling & Recovery

- Sue O'Leary
- State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance
- State Water Resources Control Board
Cindy Forbes - Asst Deputy
Division of Drinking Water
- State Water Resources Control Board
Div. Drinking Water # 10
- State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- State Water Resources Control Board
Phil Crader
Division of Water Rights
- Dept. of Toxic Substances Control
CEQA Tracking Center
- Department of Pesticide Regulation
CEQA Coordinator

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)
- Other
- Conservancy