



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

April 23, 2020

ENVIRONMENTAL CASE NO.:	ENV-2014-4706-EIR
STATE CLEARINGHOUSE NO.:	2015111073
PROJECT NAME:	6220 West Yucca
PROJECT APPLICANT:	Riley Realty, L.P.
PROJECT ADDRESS:	1756, 1760 North Argyle Avenue; 6210-6224 West Yucca Street; and 1765, 1771, 1777, and 1779 North Vista Del Mar Avenue, Los Angeles, CA, 90028
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	13 – O’Farrell
PUBLIC COMMENT PERIOD:	April 23, 2020 – June 8, 2020

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed 6220 West Yucca Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

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 July 26, 2017. Accordingly, all information pursuant to this requirement is electronically available on the City’s website.

PROJECT DESCRIPTION:

The Project proposes to redevelop an approximately 1.16-acre (net area) property with a mixed-use residential, hotel, and commercial/restaurant project (the Project), within the Hollywood Community Plan area of the City of Los Angeles. The subject property is currently improved with 44 residential units contained within six structures, all of which would be demolished and removed to allow development of the Project. Overall, the Project would include 210 multi-family residential units, 136 hotel rooms and approximately 12,570 square feet of commercial/restaurant uses. Parking would be provided on-site within the six-level parking structure housed within the podium structure of Building 1 and the two-level parking structure housed within Building 2. The Project is an Environmental Leadership Development Project (ELDP) under Assembly Bill 900, certified by the Governor’s Office on July 26, 2017.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to: Noise (Construction Noise and Vibration). All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS

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. As a result of the Mayor's "Safer at Home" Order issued on March 19, 2020, means to access project-related materials in-person may be limited. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access.

The Draft EIR, the documents referenced in the Draft 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>.

The Draft EIR, and the documents referenced in the Draft EIR, may be purchased on CD-ROM for \$5.00 per copy. Contact Alan Como, at (213) 847-3633 or alan.como@lacity.org to purchase a mailed CD-ROM copy, or for additional accommodations.

The Draft EIR, the documents referenced in the Draft EIR, and the whole of the case file, may be available for public review, **by appointment only**, at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. Please contact the Staff Planner listed below to schedule an appointment.

Last, copies of the Draft EIR, and the documents referenced in the Draft EIR, have been provided to and may be available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Frances Howard Goldwyn – Hollywood Regional Library, 1623 North Ivar Avenue, Los Angeles, CA 90028
- 3) Will & Ariel Durant Branch Library, 7140 West Sunset Boulevard, Los Angeles, CA 90046

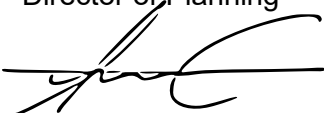
If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **Monday, June 8, 2020, no later than 4:00 p.m.**

Please direct your comments to:

Mail: Alan Como, AICP
City of Los Angeles, Department of City Planning
221 N. Figueroa Street Suite 1350
Los Angeles, CA 90012

E-mail: alan.como@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Alan Como, AICP, City Planner
Major Projects Section
Department of City Planning
(213) 847-3633

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