

**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 # 2015111073**

**Project Title:** 6220 West Yucca Project

Lead Agency: City of Los Angeles Contact Person: Alan Como, AICP  
Mailing Address: 221 N. Figueroa Street, Suite 1350 Phone: (213) 847-3633  
City: Los Angeles Zip: 90012 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Los Angeles

Cross Streets: West Yucca Street and Argyle Avenue Zip Code: 90028

Lat. / Long. (degrees, minutes, and seconds): 34° 06' 13" N/ 118° 19' 31" W Total Acres: 1.16

Assessor's Parcel No.: 5546-030-030; -007; -008; -027 Section: 11 Twp.: 1 South Range: 14 West Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: SR-101, SR-2, SR-170 Waterways: N/A

Airports: N Railways: Metro Red, Purple Schools: Several

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other  
 Mit Neg Dec Other \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other \_\_\_\_\_

**Development Type:**

Residential: Units 210 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 12,570 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: 136 Hotel Rooms

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: GHG, Energy

**Present Land Use/Zoning/General Plan Designation:**

General Plan land use designations of Regional Center Commercial and Medium Residential. Currently zoned Commercial Height District 2 with Development Limitation-Sign Supplemental Use District (C4-2D-SN), Multiple Dwelling Height District 2 with Development Limitation (R4-2D), and Multiple Dwelling Height District 1XL ([Q]R3-1XL)

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

Please see attached page.

Governor's Office of Planning & Research

APR 22 2020

STATE CLEARINGHOUSE

Revised 2010

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.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input checked="" type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date April 23, 2020 Ending Date June 8, 2020

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>Riley Realty, L.P.</u>
Address: <u>2121 Alton Parkway, Suite 100</u>	Address: <u>11620 Wilshire Boulevard, Suite 1150</u>
City/State/Zip: <u>Irvine, CA 92606</u>	City/State/Zip: <u>Los Angeles, CA 90025</u>
Contact: <u>Mike Harden</u>	Phone: <u>(310) 312-8020</u>
Phone: <u>(949) 753-7001</u>	

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Signature of Lead Agency Representative:  Date: 4/20/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

# Project Description for the 6220 West Yucca Project

## Notice of Availability of the Draft Environmental Impact Report

1756, 1760 North Argyle Avenue; 6210-6224 West Yucca Street; and 1765, 1771, 1777, and 1779 North Vista Del Mar Avenue Los Angeles, California, 90028

April 23, 2020

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 in two buildings, with one 20-story, 255-foot mixed-use tower (Building 1), and one 3-story 47-foot residential building (Building 2). The total Floor Area Ratio (FAR) for the Project would be 6.6:1. 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 on July 26, 2017.

**REQUESTED PERMITS/APPROVALS:** Discretionary entitlements, reviews, and approvals required for implementation of the Project would include, but would not necessarily be limited to, the following:

- **Zone Change and Height District Change:** The West Parcel is currently zoned C4-2D-SN, the Center Parcel is currently zoned R4-2D, and the East Parcels are currently zoned [Q]R3-1XL. The Project would require a zone change and a height district change for the Center Parcel from R4-2D to C2-2, a height district change for the West Parcel to remove the D Limitation (C4-2D-SN to C2-2-SN), and a zone change for removal of the "[Q]" and a height district change for the East Parcels ([Q]R3-1XL to R3-2) pursuant to LAMC Section 12.32 in order to allow development of the Project.
- **Site Plan Review:** The Project would create, or result in an increase of, 50 or more dwelling units. As such, it would require Site Plan Review pursuant to LAMC Section 16.05.
- **Conditional Use Permit for FAR Averaging** per LAMC Section 12.24-W.19.
- **Conditional Use Permit: Hotel:** The Project would include a 136 room hotel within 500 feet of the R zone. As such, it would require a Conditional Use Permit (CUP) pursuant to LAMC Section 12.24.W.24.
- **Master Conditional Use Permit: Alcoholic Beverages and Live Entertainment/Dancing:** The Project would include the sale of a full line of alcoholic beverages and live entertainment / dancing in connection with the hotel and restaurant portions of the Project. Thus, the Project would require a CUP pursuant to LAMC Section 12.24.W.1 and W.18.
- **Conditional Use Permit: For a Major Development Project** per LAMC Section 12.24-U.14. As part of this approval the Project would seek relief from applicable area regulations to allow the Project to utilize 6.6:1 FAR under LAMC Section 12.24-F.
- **Findings of consistency with the Hollywood Community Plan, and objectives in the Hollywood Redevelopment Plan Section 506.2.3,** related to an increase in the floor area ratio.

- Concurrent consideration under the Multiple Approvals Ordinance of all entitlement requests per LAMC Section 12.36.
- Development Agreement.
- Owner Participation Agreement with CRA/LA.
- Vesting Tentative Tract Map per LAMC Section 17.15.
- Haul Route Permit, as may be required.

Other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to temporary street closure permits, waivers of dedication requirements, demolition permits, grading permits, excavation permits, foundation permits, and building permits.