



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

February 27, 2020

ENVIRONMENTAL CASE NO.: ENV-2016-3177-EIR
STATE CLEARINGHOUSE NO.: 2017051079
PROJECT NAME: Hollywood & Wilcox
PROJECT APPLICANT: 6436 Hollywood Blvd., LLC and 1624 Wilcox Ave., LP
PROJECT ADDRESS: 6430–6440 W. Hollywood Boulevard and 1624–1648 N. Wilcox Avenue, Los Angeles, CA 90028
COMMUNITY PLAN AREA: Hollywood
COUNCIL DISTRICT: 13—O'Farrell
PUBLIC COMMENT PERIOD: February 27, 2020, to April 13, 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 Hollywood & Wilcox 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 October 10, 2019. Accordingly, all information pursuant to this requirement is electronically available on the City's website.

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.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

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

FILE REVIEW AND COMMENTS:

The Draft EIR and the documents referenced in the Draft EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 N 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.

The Draft EIR is available online at the Department of City Planning's website at <http://planning4la.com/development-services/eir> and copies are also 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

The Draft EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact Jason McCrea at (213) 847-3672 to purchase copies.

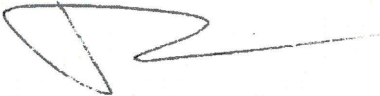
If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by Monday April 13, 2020 **no later than 4:00 p.m.**

Please direct your comments to:

Mail: Jason McCrea
City of Los Angeles, Department of City Planning
221 N. Figueroa Street Suite 1350
Los Angeles, CA 90012

E-mail: Jason.mccrea@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Jason McCrea
Major Projects Section
Department of City Planning
213-847-3672

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