



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

April 18, 2019

ENVIRONMENTAL CASE NO.:	ENV-2016-3743-EIR
STATE CLEARINGHOUSE NO.:	2017081039
PROJECT NAME:	Modera Argyle
PROJECT APPLICANT:	MCRT Investments, LLC
PROJECT ADDRESS:	1546 North Argyle Avenue and 6224 West Selma Avenue, Los Angeles, CA 90028
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	13 – O’Farrell
PUBLIC COMMENT PERIOD:	April 18, 2019 – Monday June 3, 2019

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 Modera Argyle 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.

PROJECT DESCRIPTION:

The Project proposes to develop a new mixed-use project on a 1.1-acre site located within the Hollywood community of the City of Los Angeles. The Project includes 276 residential units, 13 (5 percent of the Project Site’s base density) of which would be restricted to Very Low Income households, up to 24,000 square feet of neighborhood-serving commercial retail and restaurant uses, and up to 412 vehicle parking spaces. Alternatively, up to 27,000 square-foot grocery store could be constructed in lieu of the proposed retail and restaurant uses. The proposed uses would be located within a seven-story building containing a ground-floor level with a mezzanine and six residential levels, above four subterranean parking levels. The proposed building would contain up to 260,250 square feet of floor area. To provide for the new uses, the approximately 61,816 square feet of existing commercial uses in six buildings and associated surface parking areas would be demolished.

POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to: on-site construction noise and on- and off-site construction vibration (related to human annoyance); as well as cumulative impacts with respect to on- and off-site construction noise and on- and off-site construction vibration (related to human annoyance). 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 also available online at the Department of City Planning’s website at <http://planning.lacity.org> (click on the “Environmental Review” tab on the left-hand side, then “Draft EIR”, and click on the Project title); 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) John C. Fremont Branch Library, 6121 Melrose Avenue, Los Angeles CA 90038
- 4) 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 Kathleen King at (213) 847-3624 to purchase copies.

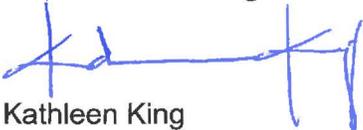
If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by Monday June 3, 2019 **no later than 4:00 p.m.**

Please direct your comments to:

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

E-mail: kathleen.king@lacity.org

VINCENT P. BERTONI, AICP
 Director of Planning



Kathleen King
 Major Projects Section
 Department of City Planning
 (213) 847-3624

Puede obtener información en Español acerca de esta junta llamando al (213) 847-1454.