

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 # 2017081039

Project Title: Modera Argyle

Lead Agency: City of Los Angeles Contact Person: Kathleen King
 Mailing Address: 221 N. Figueroa Street, Room 1350 Phone: (213) 847-3624
 City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles/Hollywood
 Cross Streets: Selma Avenue and Argyle Avenue Zip Code: 90028
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 05 ' 58.7 " N / 118 ° 19 ' 29.7 " W Total Acres: 1.1
 Assessor's Parcel No.: 5546-026-022 Section: 11 Twp.: 1S Range: 14W Base: _____
 Within 2 Miles: State Hwy #: US-101, SR-2 Waterways: _____
 Airports: _____ Railways: _____ Schools: Selma Elementary
Citizen of the World, Helen Bernstein HS, Hollywood HS, Larchmont Charter

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) APR 18 2019 Draft EIS Other: _____
 Mit Neg Dec Other: _____

Governor's Office of Planning & Research
 STATE CLEARINGHOUSE

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 276 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 27,000 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: _____

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: Tribal, Energy

Present Land Use/Zoning/General Plan Designation:

Land Use: Commercial / Zoning: [Q]C4-1VL-SN / Hollywood Community Plan: Commercial Manufacturing

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

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 of which would be restricted to Very Low Income households, approximately 24,000 square feet of neighborhood-serving commercial retail and restaurant uses, and up to 412 vehicle parking spaces. Alternatively, an approximately 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 7-story building containing a ground-floor level with a mezzanine, 6 residential levels, and 4 subterranean parking levels. The proposed building would comprise approximately 260,250 square feet of floor area.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 4 - 18 - 2019

SCH COMPLIANCE 6 - 3 - 2019

Project Sent to the following State Agencies

<input checked="" type="checkbox"/> Resources	<input type="checkbox"/> Cal EPA
<input type="checkbox"/> Boating & Waterways	<input type="checkbox"/> ARB: Airport & Freight
<input type="checkbox"/> Central Valley Flood Prot.	<input type="checkbox"/> ARB: Transportation Projects
<input type="checkbox"/> Coastal Comm	<input type="checkbox"/> ARB: Major Industrial/Energy
<input type="checkbox"/> Colorado Rvr Bd	<input type="checkbox"/> Resources, Recycl. & Recovery
<input checked="" type="checkbox"/> Conservation	<input type="checkbox"/> SWRCB: Div. of Drinking Water
<input checked="" type="checkbox"/> CDFW # <u>5</u>	<input type="checkbox"/> SWRCB: Div. Drinking Wtr # _____
<input checked="" type="checkbox"/> Cal Fire	<input type="checkbox"/> SWRCB: Div. Financial Assist.
<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> SWRCB: Wtr Quality
<input checked="" type="checkbox"/> Parks & Rec	<input type="checkbox"/> SWRCB: Wtr Rights
<input type="checkbox"/> Bay Cons & Dev Comm.	<input checked="" type="checkbox"/> Reg. WQCB # <u>4</u>
<input checked="" type="checkbox"/> DWR	<input type="checkbox"/> Toxic Sub Ctrl-CTC _____
	Yth/Adlt Corrections
	<input type="checkbox"/> Corrections
	Independent Comm
<input type="checkbox"/> CalSTA	<input type="checkbox"/> Delta Protection Comm
<input type="checkbox"/> Aeronautics	<input type="checkbox"/> Delta Stewardship Council
<input checked="" type="checkbox"/> CHP	<input type="checkbox"/> Energy Commission
<input checked="" type="checkbox"/> Caltrans # <u>7</u>	<input checked="" type="checkbox"/> NAHC
<input type="checkbox"/> Trans Planning	<input type="checkbox"/> Public Utilities Comm
Other	<input type="checkbox"/> Santa Monica Bay Restoration
<input type="checkbox"/> Education	<input type="checkbox"/> State Lands Comm
<input type="checkbox"/> Food & Agriculture	<input type="checkbox"/> Tahoe Rgl Plan Agency
<input checked="" type="checkbox"/> HCD	<input type="checkbox"/> Conservancy
<input checked="" type="checkbox"/> OES	<input type="checkbox"/> Other: _____
State/Consumer Svcs	
<input type="checkbox"/> General Services	

Please note State Clearinghouse Number (SCH#) on all Comments

2017081039

SCH#: _____
 Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 4 / 20)

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 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 type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District #7 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB #4 |
| <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 Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. 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 type="checkbox"/> Fish & Game Region # | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date April 18, 2019 Ending Date June 3, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Eystone Environmental</u>	Applicant: <u>MCRT Investments, LLC</u>
Address: <u>2121 Rosecrans Avenue, Suite 3355</u>	Address: <u>949 South Coast Drive, Suite 400</u>
City/State/Zip: <u>El Segundo, CA 90245</u>	City/State/Zip: <u>Costa Mesa, CA 92626</u>
Contact: <u>Stephanie Eystone-Jones</u>	Phone: <u>(713) 825-7555</u>
Phone: <u>(424) 207-5333</u>	

Signature of Lead Agency Representative: [Signature] Date: 04/09/19

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