



DRAFT ENVIRONMENTAL IMPACT REPORT

Modera Argyle Project

Environmental Case: ENV-2016-3743-EIR
State Clearinghouse No.: 2017081039

Project Location: 1546 N. Argyle Avenue and 6224 W. Selma Avenue, Los Angeles, CA 90028

Community Plan Area: Hollywood

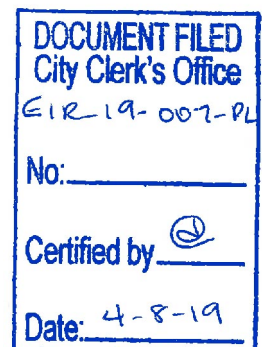
Council District: 13—O'Farrell

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.¹ Alternatively, an up to 27,000-square-foot grocery store could be constructed in lieu of the proposed retail and restaurant uses.² 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.³ 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.

PREPARED FOR:
The City of Los Angeles
Department of City Planning

PREPARED BY:
Eyestone Environmental

APPLICANT:
MCRT Investments, LLC



- ¹ The number of required parking spaces, before accounting for potential bicycle parking reductions, would be 364 spaces for the retail/restaurant option and 358 spaces for the grocery store option.
- ² Under the grocery store option, the Project's ground floor layout would be slightly reconfigured, but the Project's overall footprint, height, massing, and total floor area would not change.
- ³ The proposed mezzanine would contain floor area that is accounted for in the Project's total maximum floor area, but would not constitute an additional story, pursuant to Los Angeles Building Code Section 505.

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