

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 # 2018051002

Project Title: Hollywood Center Project

Lead Agency: City of Los Angeles Contact Person: Mindy Nguyen
Mailing Address: 221 N. Figueroa Street, Suite 1350 Phone: (213) 847-3674
City: Los Angeles Zip: 90012 County: Los Angeles

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

Cross Streets: Yucca Street, Vine Street, Ivar Avenue, Argyle Avenue Zip Code: 90028

Lat. / Long. (degrees, minutes, and seconds): 34° 6' 8.2" N/ 118° 19' 36" W Total Acres: 4.61

Assessor's Parcel No.: 5546-030-034, -030-028, 030-032, etc. (see attachment) Section: _____ Twp.: IS Range: 14W
Base: 10

Within 2 Miles: State Hwy #: US-101, SR-2 Waterways: N/A
Airports: N/A Railways: Metro Red Line Subway Schools: Cheremoya Avenue
Elem./J.LeConte Middle School/Hollywood High

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 HD Change

Development Type:

Residential: Units 1,005 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 30,176 Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational _____
 Recreational _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Hotel: 220 rooms (Project with the East Site Hotel Option)

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: Greenhouse Gases,
Energy, Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Existing Use: Office, Recording Studio, Surface Parking Lot. General Plan Designation: Regional Center Commercial.

Governor's Office of Planning & Research

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

See attached Project Description.

APR 15 2020

STATE CLEARINGHOUSE

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.

Project Description for the Hollywood Center Project

Notice of Availability of the Draft Environmental Impact Report

1720-1724, 1740-1768, 1745-1753, and 1770 North Vine Street; 1746-1764 North Ivar Avenue; 1733-1741 North Argyle Avenue; 6236, 6270, and 6334 West Yucca Street
APNs: 5546-030-034, -004-020, -030-028, 030-032, -030-031, -030-033, -004-021, -004-032, -004-029, -004-006

April 16, 2020

The Hollywood Center Project is a new mixed-use development on an approximately 4.46-acre site, generally bounded by Yucca Street on the north, Ivar Avenue on the west, Argyle Avenue on the east, and Hollywood Boulevard on the south, and bifurcated by Vine Street. The portion of the Project Site located between Ivar Avenue and Vine Street is identified as the “West Site”, and the portion located between Vine Street and Argyle Avenue is identified as the “East Site”. The Project Site is currently developed with a single-story building and surface parking on the West Site; and the Capitol Records Building and Gogerty Building occupied by Capitol Records (the Capitol Records Complex), and surface parking on the East Site. Under the Project, the existing building on the West Site would be demolished and the Capitol Records Complex would be preserved, and the remainder of the Project Site would be redeveloped with 1,005 residential units, comprised of 872 market-rate and 133 senior affordable units, and up to 30,176 square feet of commercial uses, within four new mixed-use buildings (West Building, East Building, West Senior Building, East Senior Building) which range in height from 11 to 46 stories. Overall, the Project would contain up to 1,287,150 square feet of floor area, for a floor area ratio (FAR) of 6.973:1. Under a proposed East Site Hotel Option (Project with the East Site Hotel Option), 104 residential units within the East Building would be replaced with a hotel, with no change to the building height or massing. Overall, the Project with the East Site Hotel Option would contain 884 residential units, comprised of 768 market-rate and 116 senior affordable units; a 220-room hotel with supporting amenities; and up to 30,176 square feet of commercial uses. Overall, the Project with the East Site Hotel Option would contain up to 1,272,741 square feet of floor area, for a FAR of 6.901:1. The Project is an Environmental Leadership Development Project (ELDP) under Assembly Bill 900, certified by the Governor on August 16, 2018.

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:

1. Pursuant to LAMC Section 12.32 F & Q, a Vesting Zone Change from C4-2-SN to C2-2-SN.
2. Pursuant to LAMC Section 12.32 F, a Height District Change for the Project Site to remove the D Limitation to allow a 7.0:1 FAR.
3. Pursuant to LAMC Section 11.5.11(e) and California Government Code Section 65915(k) or the Applicable Housing Incentive Program, one (1) incentive, concession, reduction, or modification of zoning code requirements to provide for affordable housing costs as follows:
 - A floor area bonus (35 percent from 6:1 FAR base) to allow additional floor area up to 7:1 FAR; and

- The floor area of any residential balconies and terraces may be excluded for purposes of calculating the buildable floor area.
- 4. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption within 12 establishments.
- 5. Pursuant to LAMC Section 12.24 W.19, a Conditional Use Permit for a unified development to allow Floor Area Ratio (FAR) averaging and residential density transfer between the East and the West Sites.
- 6. Pursuant to LAMC Section 16.05, Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or guest rooms or generates more than 1,000 average daily trips.
- 7. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map No. 82152 to allow the merger of 16 existing lots and the subsequent re-subdivision of a 4.613-acre site into three (3) ground lots and 35 airspace lots for a total of 38 lots; the merger of an alley to add 1,313 square feet to the Project Site and portions along the sidewalk of Yucca Street and both sides of Vine Street to add 5,163 square feet to the Project Site; an associated haul route for the export of 542,300 cubic yards of soil; and the removal of 16 street trees.
- 8. Pursuant to California Government Code Sections 65864 through 65869.5, a Development Agreement between the Applicant and the City of Los Angeles (anticipated to extend through 2040).

In addition to the entitlements identified above, permits are also required from other City entities for the Project, including, but not limited to, permits from the City's Bureau of Engineering for approval of the median along Vine Street and the City's Department of Building and Safety and Public Works (and other municipal agencies) for Project construction activities, such as demolition, haul route, excavation, shoring, grading, foundation, building and interior improvements, and the removal and replacement of trees on public and/or private property. Beyond the environmental requirements being carried out in association with this EIR, to the extent known there are no other related federal, state or local environmental review and consultation requirements that need to be integrated with this CEQA review.

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".

- | | |
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| <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 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 checked="" type="checkbox"/> Conservation, Department of | <input 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 checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Wildlife Region # 5 | <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 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 <u>South Coast Air Quality Management District</u> |
| <input checked="" type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date April 16, 2020 Ending Date June 1, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle LLC, and 1720 North Vine LLC</u>
Address: <u>2121 Alton Parkway, Suite 100</u>	Address: <u>1995 Broadway, 3rd Floor</u>
City/State/Zip: <u>Irvine, CA 92606</u>	City/State/Zip: <u>New York, NY 10023</u>
Contact: <u>Mike Harden</u>	Phone: <u>(213) 229-9548</u>
Phone: <u>(949) 870-1510</u>	

Signature of Lead Agency Representative:  Date: 04/13/20

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