



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

October 6, 2020

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2017-5424-EIR
<b>PROJECT NAME:</b>	Hilton Universal City Project
<b>PROJECT APPLICANT:</b>	Hillcrest Real Estate, LLC
<b>PROJECT ADDRESS:</b>	555 E. Universal Hollywood Drive Universal City, CA 91608
<b>COMMUNITY PLAN AREA:</b>	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass
<b>COUNCIL DISTRICT:</b>	CD-4 Ryu
<b>PUBLIC COMMENT PERIOD:</b>	October 6, 2020 – November 4, 2020
<b>SCOPING MEETING:</b>	October 20, 2020, 5:30 p.m. - 7:30 p.m. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Hilton Universal City Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or Project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional Project details, meeting information, and instructions for public comment submittal are listed below.

## PROJECT LOCATION AND EXISTING ON-SITE USES:

The Project Site is located in the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan Area of the City of Los Angeles. The Project Site is bounded by Universal Hollywood Drive to the north, unincorporated Los Angeles County to the east, W.C. Fields Drive to the south, and private property to the west. The approximately 7.26-acre Project Site is currently developed with a 24-story hotel building with 495 guestrooms, an attached ancillary hotel building providing meeting/banquet rooms and ancillary hotel uses, a three-level subterranean parking garage, internal driveway, service road, and outdoor pool area.

See attached Project Location Map

**PROJECT DESCRIPTION:**

The Project includes the construction of a new 20-story Hotel Expansion Building with 395 guest rooms, spa limited to guests and 250 non-guest members, a new single-level lobby connecting to the existing hotel building, a one-story addition to the ancillary hotel building consisting of a Junior Ballroom (5,000 SF) /Meeting Room (10,000 SF), a three-level expansion of the existing subterranean parking garage, a revised surface parking program; a new entry driveway, and landscape and hardscape improvements.

A limited amount of interior revisions to create the lobby connection between the two buildings would occur within the footprint of the existing hotel building. Also, new outdoor pool areas would be developed as part of the Project on Level 3 and the rooftop deck of the Hotel Expansion Building. The existing pool area would be eliminated and replaced by a green zone for guest outdoor use. Atop the Hotel Expansion Building on the 17th Level would be a restaurant (5,000 square feet), an indoor/outdoor bar (1,500 square feet), and the rooftop pool deck. Overall, the Project would add approximately 300,000 square feet of additional floor area to the Project Site. The Project would provide a minimum of 408 new vehicle parking spaces to accommodate additional employees, hotel guests and restaurant/spa visitors. Upon completion of the Project, the Hilton Universal City Hotel would provide a maximum of 890 guestrooms and 697,521 square feet of floor area, resulting in a floor area ratio (FAR) of approximately 2.2:1 for whole of the Project Site.

**Existing Uses**

Existing Uses	Quantity	Floor Area (sf)
Hotel	495 rooms	316,249
Meeting/Banquet		26,030
Restaurant/Lounge		5,050
Retail/Sundry		924
Lobby/Circulation		9,665
Pool, spa, landscaped area		8,819
<b>Total</b>		<b>397,521</b>
sf = square feet		

**Proposed Uses**

Proposed Uses	Quantity	Floor Area (sf)
Hotel	395 rooms	263,000
Junior Ballroom		5,000
Meeting Rooms		10,000
Restaurant and Bar (Level 17)		6,500
Restaurant (Level 2)		5,500
Spa (Level B3)		10,000
<b>Total</b>		<b>300,000</b>
sf = square feet		

**REQUESTED ACTIONS:**

1. Pursuant to LAMC Section 12.32-Q, a Vesting Zone Change for the portions of the Property from PB and RE15 to allow a uniform C2 zone for the entire Property;
2. Pursuant to LAMC Section 12.32-F, a Height District Change for the Property from Height District No. 1 to Height District No. 2;
3. Pursuant to LAMC Section 12.24-U.14, a Conditional Use for a "Major" development project that creates or results in 250 or more hotel guest rooms in the C2 zone;
4. Pursuant to LAMC Section 12.24-W.1, a Conditional Use Permit for the sale or dispensing of alcoholic beverages for onsite consumption at the Top Level restaurant and pool area on Level 17, restaurant on Level 2, and junior ballroom; and, to allow live entertainment in the existing lobby/lounge area of the atrium within the Ancillary Hotel Building, the proposed restaurants on Level 2 and Level 17, and the junior ballroom;
5. Pursuant to LAMC Section 12.24-W.18, a Conditional Use Permit to allow for dancing and live entertainment in conjunction with the existing lobby/lounge area of the atrium within the Ancillary Hotel Building, the proposed Junior Ballroom, and proposed restaurants on Level 2 and Level 17;
6. Pursuant to LAMC Section 16.05, Site Plan Review for a development that results in an increase of 50 guestrooms; and
7. Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, haul route, Department of Public Works approval to remove non-protected trees from the Property, and sign permits.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:**

Based on an Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR:

Air Quality, Biological Resources, Cultural Resources (Archaeological and Historical Resources), Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (Fire and Police), Transportation, Tribal Cultural Resources, Utilities and Service Systems Services (Relocation or construction of new facilities and Sufficient water supplies), and Mandatory Findings of Significance.

**PUBLIC SCOPING MEETING:** A Public Scoping Meeting will be held in an online format using GoToWebinar, to share information regarding the Project and the environmental review process. City staff, environmental consultants, and Project representatives will be available during this meeting which will begin with a pre-recorded presentation. After the Public Scoping Meeting has ended, a copy of the prerecorded presentation will be posted to the Department's website at <https://planning.lacity.org/development-services/eir>. The City encourages all interested individuals and organizations to attend this meeting. Questions may be submitted via the 'Questions' chat box in the control panel, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. A separate more detailed instructions page is included in this communication. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests, will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting are as follows:

**Date:** October 20, 2020

**Time:** 5:30 p.m. – 7:30 p.m.

**Virtual Location:** Visit [joinwebinar.com](https://joinwebinar.com) and enter webinar ID 697-462-211 and email address

**FILE REVIEW AND COMMENTS:**

The Department of City Planning recognizes the unprecedented nature of COVID-19 and, having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications. As a result of the Mayor's "Safer at Home" Order issued on March 19, 2020, means to access project-related materials in-person may be limited. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <https://planning.lacity.org/development-services/eir>.

The environmental file also may be available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 221 North 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 City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case Number above, and submit them in writing by November 4, 2020, **no later than 4:30 p.m.**

Please direct your comments to:

**Mail:** Bradley Furuya  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street, Room 1350  
Los Angeles, CA 90012  
**E-mail:** [bradley.furuya@lacity.org](mailto:bradley.furuya@lacity.org)

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [bradley.furuya@lacity.org](mailto:bradley.furuya@lacity.org). Be sure to identify the language you need English to be translated into and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

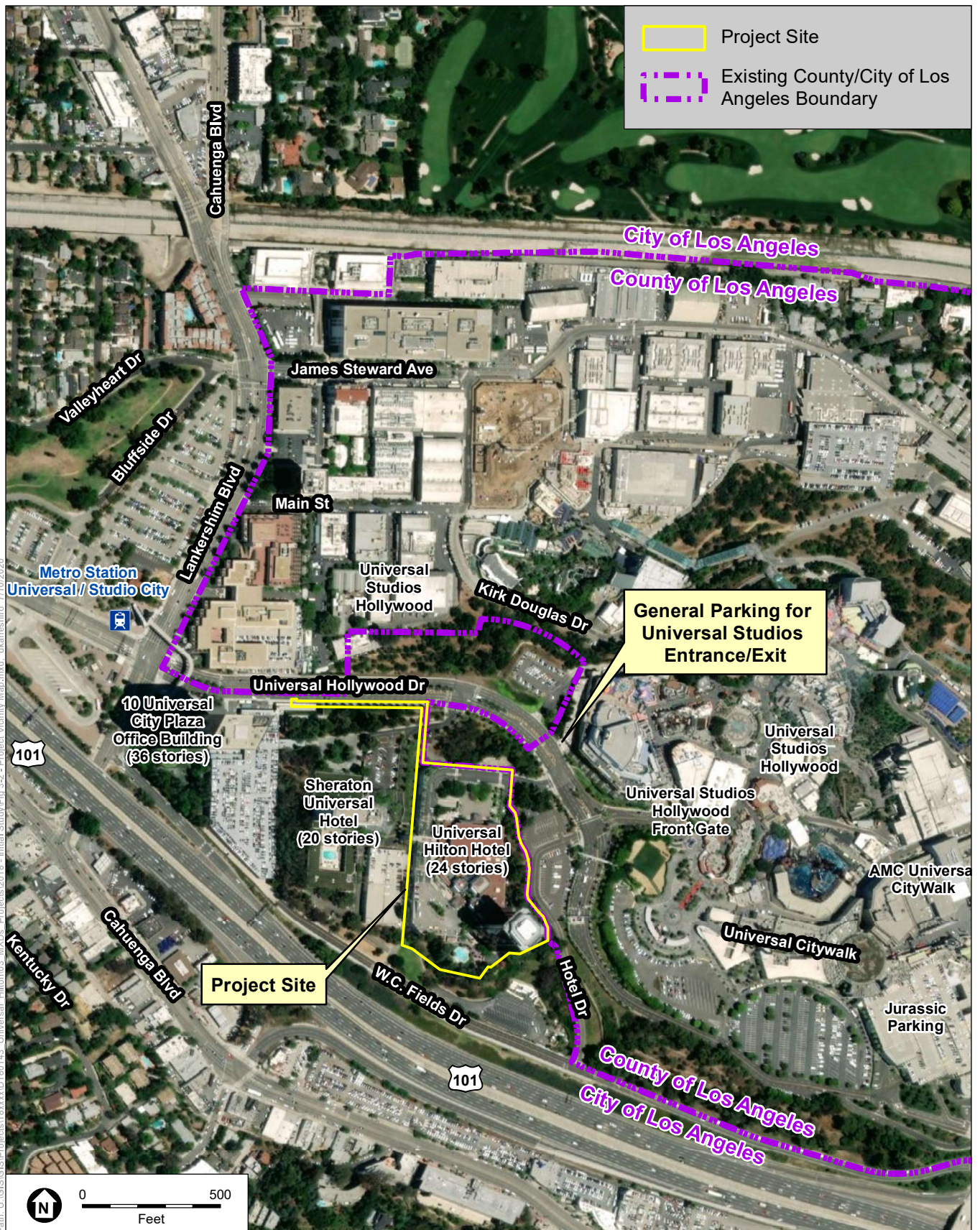
VINCENT P. BERTONI, AICP  
Director of Planning



Bradley Furuya  
Major Projects Section  
Department of City Planning  
(213) 847-3642

**Attachments:**  
Project Location Map  
Site Plan  
GoToWebinar Instructions

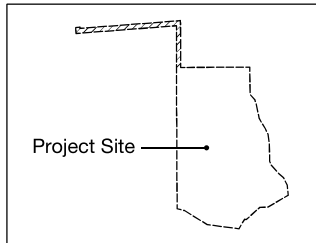




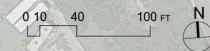
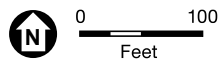
SOURCE: DigitalGlobe, 2016

Project Location Map





NOTE: No improvements would occur on the L-shaped portion of the Project Site that extends from the northwest corner of the property approximately 200 feet to the north, turns towards the west and extends approximately 325 feet.



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SOURCE: Large Architecture, 2020

Site Plan

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

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**RE: GoToWebinar Instructions for the Hilton Universal Project Scoping Meeting – 555 E. Universal Hollywood Drive; Case No. ENV-2017-5424-EIR**

**How to participate in the Virtual Public Scoping Meeting**

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about the Hilton Universal Project (ENV-2017-5424-EIR) and have an opportunity to provide input as to what environmental topics the Environmental Impact Report of the Project should study. For this Virtual Public Scoping Meeting we will be using GoToWebinar as our virtual platform. To participate you will need access to a computer or telephone. Please follow the instructions below to participate. If more detailed instructions are needed please visit: <https://support.goto.com/webinar/how-to-join-attendees>.

- 1) Click the registration link [here](#) to enter contact information and receive a confirmation email with information about joining the webinar.
- 2) Join the meeting via your computer, tablet or smartphone. You may use the link in your confirmation email or go to [joinwebinar.com](https://joinwebinar.com) and enter webinar ID 697-462-211.
- 3) Listen to the presentation.
- 4) Ask Questions: Use the 'Questions' chat box in the control panel of GoToWebinar.
- 5) Submit Public Comment after the meeting. Please follow instructions on the Notice of Preparation.

**Note:** If you experience any technical difficulties during the meeting:

- Type in the 'Questions' chat box,
- Click the hand raise button (if using a computer),
- Or contact us at [planning.liason@lacity.org](mailto:planning.liason@lacity.org).