

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2015111073

Project Title: 6220 West Yucca Project

Lead Agency: City of Los Angeles

Contact Name: Alan Como, AICP, Department of City Planning

Email: alan.como@lacity.org Phone Number: (213) 847-3633

Project Location: Los Angeles Los Angeles County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project proposes to redevelop an approximately 1.16-acre (net area) property with a mixed-use residential, hotel, and commercial/restaurant project (the Project), within the Hollywood Community Plan area of the City of Los Angeles. The subject property is currently improved with 44 residential units contained within six structures, all of which would be demolished and removed to allow development of the Project. Overall, the Project would include 210 multi-family residential units, 136 hotel rooms and approximately 12,570 square feet of commercial/restaurant uses in two buildings, with one 20-story, 255-foot mixed-use tower (Building 1), and one 3-story 47-foot residential building (Building 2). The total Floor Area Ratio (FAR) for the Project would be 6.6:1. Parking would be provided on-site within the six-level parking structure housed within the podium structure of Building 1 and the two-level parking structure housed within Building 2. The Project is an Environmental Leadership Development Project (ELDP) under Assembly Bill 900, certified by the Governor on July 26, 2017. The Project would request the following permits/approvals: Zone Change and Height District Change, Site Plan Review, Conditional Use Permit, Conditional Use Permit for Hotel, Master Conditional Use Permit for Alcoholic Beverages and Live Entertainment/Dancing, Conditional Use Permit for a Major Development Project, Findings of consistency with the Hollywood Community Plan and objectives in the Hollywood Redevelopment Plan, Concurrent consideration under the Multiple Approvals Ordinance, Development Agreement, Owner Participation Agreement with CRA/LA, Vesting Tentative Tract Map, and Haul Route Permit..

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project would result in a significant and unavoidable impact regarding construction noise and vibration impacts on nearby noise/vibration sensitive receptors. The Project would implement Mitigation Measure MM NOI-1 and MM-NOI-2 to provide sound barriers and state-of-the-art noise minimization strategies for mechanized construction equipment to achieve a noise reduction between Project construction and off-site receptor locations. Even with implementation of MM-NOI-1 and MM-NOI-2, construction noise impacts would be significant and unavoidable at the upper floors of the multi-family residential uses at the southwest corner of Yucca Street and Argyle Avenue, residential uses along Vista Del Mar Avenue, the upper floors of the mixed-use residential uses south of Carlos Avenue, and the residential uses on the north side of Yucca Street. Implementation of MM-NOI-3 would require a 15-foot buffer between the nearest residential building and heavy construction equipment operations, which would reduce groundborne vibration levels to 0.191 inches PPV (compared to a threshold of 0.2 inches PPV). Further, implementation of MM-NOI-4 would ensure that groundborne vibration levels are below thresholds associated with potential damage, but would require the consent of other property owners. Because consent of the property owners is not guaranteed, it is conservatively concluded that structural vibration impacts would be significant and unavoidable. Furthermore, given that the groundborne vibration level would be close to the structural damage threshold, it would still exceed the perceptibility threshold at groundborne vibration-sensitive uses, and therefore, human annoyance impacts on the residential buildings along Vista Del Mar Avenue would be significant and unavoidable.

The Project would implement other mitigation measures that reduce impacts to other environmental topics to less than significant levels.

Air Quality. Mitigation Measure AQ-1 requires that Project construction activities use off-road diesel-powered construction equipment that meets the CARB and USEPA Tier 4 Final off-road emissions standards for equipment rated at 50 hp or greater during Project construction. To the extent possible, pole power shall be made available for use with electric tools, equipment, lighting, etc. This mitigation measure would ensure potentially significant impacts related to air quality emissions are reduced to a less than significant level.

Cultural Resources. Mitigation Measure MM-ARCH-1 would require a Qualified Archaeologist for construction monitoring of potential cultural resources; MM-ARCH-2 would require ground-disturbing activities to be halted or diverted from any historic or prehistoric finds; and MM-ARCH-3 would require the Qualified Archaeologist to prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of archaeological monitoring. These mitigation measures would ensure potentially significant impacts to archaeological resources are reduced to a less than significant level

Paleontological Resources. Mitigation Measure MM-PALEO-1 would require a Qualified Paleontologist to develop and implement a paleontological monitoring program for construction excavations; MM-PALEO-2 would allow the Qualified Paleontologist to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of a discovery; and MM-PALEO-3 would require the Qualified Paleontologist to prepare a report summarizing the results of the monitoring and salvaging efforts. These mitigation measures would ensure potentially significant impacts to paleontological resources are reduced to a less than significant level

Noise. Mitigation Measures MM-NOISE-1 through -4 are described above. Mitigation Measure MM-NOISE-5 would install a sound enclosure and/or equivalent noise-attenuating feature for the emergency generators, which would ensure potentially significant operational noise impacts are reduced to a less than significant level.

Transportation. Mitigation Measure MM-TRAF-1 would prepare and implement a Transportation Demand Management (TDM) Program to promote non-auto travel and reduce the use of single-occupant vehicle trips. This mitigation measure would ensure that potentially significant impacts related to vehicle miles traveled (VMT) are reduced to a less than significant level.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The following areas are concerns raised by public comments on the NOP:

- Loss of Rent Stabilized (RSO) Housing and citywide housing shortage
- Visibility and proximity of above-grade parking podium to residential properties and areas where children play
- Reduced green space
- Effects of building height on views of clear air and blue
- Effects of shading on existing residential uses
- Construction and operational air emissions
- Effects of dust from construction trucks and grading
- Relationship of Project to the active Hollywood Fault
- Seismic risk in new construction
- Generation of greenhouse gas emissions
- Potential saturation of hotel uses in the Hollywood Community
- Effects of construction activity noise levels on adjacent uses
- Construction truck noise
- Operational noise resulting from outdoor activity
- Need for tenants' right of return
- Effects of construction and operation traffic on emergency access
- Effects on schools
- Effects parks and community facilities
- Traffic impact on the Yucca Street/Argyle Avenue intersection
- Cumulative traffic impacts from simultaneous construction projects
- Cumulative traffic impacts at the U.S.-101 off-ramps and on-ramps
- Effects of Project and cumulative construction traffic on school children walking to school and the nearby dance

academy

- Water demand and availability of water supply
- Effects of construction on water and power infrastructure.

Provide a list of the responsible or trustee agencies for the project.

City of Los Angeles (Lead Agency)
South Coast Air Quality Management District
Los Angeles Regional Water Quality Control Board