



# FINAL ENVIRONMENTAL IMPACT REPORT

## 6220 W. Yucca Project

Environmental Case: ENV- 2014-4706-EIR  
State Clearinghouse No.: 2015111073

**Project Location:** 1756, 1760 North Argyle Avenue; 6210-6224 West Yucca Street; and 1765, 1771, 1777, and 1779 North Vista Del Mar Avenue Los Angeles, California, 90028

**Community Plan Area:** Hollywood

**Council District:** 13

**Project Description:** 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.

This Final EIR also includes analysis of Modified Alternative 2, which is a modified version of Alternative 2, the Primarily Residential-Mixed Use Alternative, which was identified in the Draft EIR as the Environmentally Superior Alternative. Modified Alternative 2 would eliminate the Project's hotel component and provide 269 new multi-family residential units (271 units total –same as Alternative 2, including 17 Very Low Income affordable units) with approximately 7,780 square feet of commercial/restaurant uses in a single, 30-story building. Unlike the Project and Alternative 2, Modified Alternative 2 would not demolish the existing residences located at 1765 and 1771 N. Vista Del Mar, which are located within the boundaries of the Vista Del Mar/Carlos Historic District, and would return the residence located at 1765 N. Vista Del Mar, formerly converted to a duplex with a studio apartment over the garage, to a single-family residence. The existing paved surface parking lot within the Project Site at the corner of Yucca Street and Vista Del Mar Avenue, also located within the boundaries of the Historic District, would be converted to a publicly accessible open space/park.

**PREPARED BY:**  
ESA

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

**APPLICANT**  
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**August 2020**