

CHAPTER 1 INTRODUCTION

1. Purpose of the Final EIR

An application for the proposed 6220 West Yucca Project (Project) has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The City of Los Angeles, as Lead Agency, determined that the Project is subject to the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR) to determine whether there is substantial evidence that the Project may have a significant effect on the environment. This document, in conjunction with the Draft EIR for this Project, comprise the Final EIR.

In accordance with CEQA Guidelines Sections 15089, the Lead Agency must evaluate comments received on the Draft EIR and prepare written responses and consider the information contained in a Final EIR before approving a project. Pursuant to CEQA Guidelines Section 15132, a Final EIR consists of: (a) the Draft EIR or a revision of the Draft; (b) comments and recommendations received on the Draft EIR either verbatim or in summary; (c) a list of persons, organizations, and public agencies commenting on the Draft EIR; (d) the responses of the Lead Agency to significant environmental points raised in the review and consultation process; and (e) any other information added by the Lead Agency. In addition, the Final EIR includes a Mitigation Monitoring Program.

The City received a number of public comments expressing concern over the Project's proposed demolition of existing structures and new construction within a historic district. Moreover, the Department of City Planning indicated consideration of Alternative 2 as described in the Draft EIR, together with the preservation of those structures on Vista Del Mar/Carlos Historic District. It is with these considerations in mind that the Applicant is proposing a "Modified Alternative 2" to address these concerns. The Modified Alternative 2 is a modified version of Alternative 2, the Primarily Residential-Mixed Use Alternative, analyzed in Chapter V of the Draft EIR, which was identified in the Draft EIR as the Environmentally Superior Alternative. In particular, since publication of the Draft EIR, the Modified Alternative 2 would eliminate the Project's hotel component and provide 269 new multi-family residential units with approximately 7,780 square feet of commercial/restaurant uses in Building 1 (the former Building 1). The former Building 2, which previously provided 13 units, would not be constructed. The 'modification' to Alternative 2 has the added benefit of not demolishing 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 returning the residence located at 1765 N. Vista Del Mar, formerly converted to a triplex, 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 Vista Del Mar/Carlos Historic District, would be converted to a publicly accessible open space/park. The Modified Alternative 2 would provide a total of 271 residential units at the Project Site, including the two single-family residences on N. Vista Del Mar and the 269 multi-family units in Building 1. This would be the same in total units as Alternative 2, the Primarily Residential Alternative, evaluated in the Draft EIR.

This Final EIR constitutes the second part of the EIR for the Project and is intended to be a companion to the Draft EIR. The Draft EIR for the Project, which circulated for public review and comment from April 23, 2020 through June 8, 2020, constitutes the first part of the EIR and is incorporated by reference and bound separately. (Refer to Volumes 1 through 5 of the Draft EIR).

2. Organization of the Final EIR

This Final EIR is organized into chapters as follows:

1 INTRODUCTION

Describes the purpose of the Final EIR, presents the contents of the Final EIR, provides a summary of the proposed project, and provides an overview of the CEQA process.

2 RESPONSES TO COMMENTS

Presents a list of commenters, comments received by the City during the public review period for the Draft EIR, and responses to those comments.

3 REVISIONS, CLARIFICATIONS, AND CORRECTIONS

Includes revisions to the Draft EIR that represent revisions, corrections, or additions in response to some of the comments received on the Draft EIR and additional edits to provide clarification of the Draft EIR text. These changes do not add significant new information that would affect the analysis or conclusions presented in the Draft EIR.

4 MITIGATION MONITORING PROGRAM

The Mitigation Monitoring Program (MMP) is the document that will be used by the enforcement and monitoring agencies responsible for the implementation of the Project's Mitigation Measures (MMs) and Project Design Features (PDFs). MMs and PDFs are listed by environmental topic.

Final EIR Appendices

- A. Original Comment Letters
- B. Modified Alternative 2 Plans
- C. Supplemental Modified Alternative 2 Environmental Analyses
 - C-1: Supplemental Air Quality, Greenhouse Gas, Energy, and Noise and Vibration Assessment, 6220 West Yucca Project, Los Angeles, California
 - C-2: Supplement to Historical Resources Assessment and Environmental Impacts Analysis, 6220 West Yucca Project, Los Angeles
 - C-3: Supplemental Transportation Analysis
 - C-3a: Supplemental Modified Alternative 2 Transportation Analysis
 - C-3b: Supplemental Project LADOT Freeway Safety Analysis

- C-4: Supplement to Geotechnical Report
- C-5: Supplemental Hydrology and Drainage Analysis
- C-6: Supplemental Tree Study
- D. City of Los Angeles 2019 Transportation Assessment Guidelines (TAG)

3. Project Summary

a) Project Evaluated in Draft EIR

The Project evaluated in the Draft EIR proposes to redevelop the approximately 1.16-acre (net area) Project Site on the south side of West Yucca Street between Argyle Avenue and Vista Del Mar Avenue, generally referenced as 6220 West Yucca Street, with a mixed-use residential, hotel, and commercial/restaurant project. The Project Site is located within the Hollywood community of the City of Los Angeles (City), and is currently improved with one single-family residence, one duplex with a detached garage and a studio apartment over the garage, and three, two-story apartment buildings with associated carports and paved surface parking areas, all of which would be demolished and removed to allow development of the Project. Overall, the Project Site currently contains a total of 43 multi-family units (duplex = 2 units; 1 studio apartment over the duplex garage, apartment buildings = 40 units) and one single-family residence. Thus, there are a total of 44 residential units currently on the Project Site.

The Project proposes development of two buildings, Building 1 and Building 2. Building 1 of the Project, located at the southeast corner of Yucca/Argyle, is proposed to occupy the majority of the Project Site. It would include a six-level podium parking structure with: two fully subterranean levels (P3 and P2 Levels); two semi-subterranean levels (P1 and L1 Levels – due to site’s sloping topography); and two entirely above ground levels (L2 and L3), including ground-floor commercial and hotel uses. Atop Level 3 (the highest podium level), Building 1 would include Levels 4 through 20 with residential and hotel uses. Thus, Building 1 would be up to 255 feet tall as viewed from Argyle Avenue (at the lowest adjacent surface point along Argyle Avenue). From Yucca Street, Building 1 would be 20 stories tall. Level L1 was referred to as the Ground Level as it primarily fronts Yucca Street. Building 1 would include a mix of commercial, hotel and residential uses. Building 2, located at the southwest corner of Yucca Street and Vista Del Mar Avenue, would include three residential levels over a 2-story podium parking structure, which would include one subterranean parking level (P2 Level) and one semi-subterranean parking level (P1 Level). Building 2 would have a maximum elevation of approximately 34 feet as viewed from Yucca Street. Due to the sloping topography along Vista Del Mar Avenue, the maximum elevation of Building 2 at the southern Project Site boundary would be approximately 47 feet, as a portion of the semi-subterranean P1 parking level would be visible from Vista Del Mar Avenue at this location. Building 2 would consist of only residential uses.

Overall, the Project as evaluated in the Draft EIR (inclusive of both buildings) would include 210 multi-family residential units, 136 hotel rooms and approximately 12,570 square feet of commercial/restaurant uses. 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 Draft EIR concluded that the Project would result in temporary, significant and unavoidable construction-related noise and vibration impacts to adjacent residential noise/vibration sensitive receptors.

The Project has been certified as an Environmental Leadership in Development Project (ELDP) under AB 900 (Jobs and Economic Improvement through Environmental Leadership Act), as amended by SB 743 and SB 734. The City of Los Angeles issued a public notice on or about August 5, 2017, stating that the Project Applicant has elected to proceed under Chapter 6.5 (commencing with Section 21178) of the PRC, which provides, among other things, that any judicial action challenging the certification of the EIR or the approval of the Project described in the EIR is subject to the procedures set forth in Sections 21185 to 21186, inclusive, of the PRC.

b) Modified Alternative 2 - Primarily Residential Mixed-Use Alternative

In response to concerns expressed by commenters during the Draft EIR public review period and pursuant to guidance offered by the City after considering the public comments, the Project Applicant has agreed to include, and the City will consider for approval, the Modified Alternative 2, which is a modified version of Project Alternative 2, the Primarily Residential Alternative, as described and analyzed in Chapter V, *Alternatives*, of the Draft EIR under Subsection 6.b), Alternative 2: Primarily Residential Alternative. The Modified Alternative 2, which would include all of the Project Design Features incorporated into and the Mitigation Measures implemented by the Project, is summarized below and described in further detail in Chapter 3, *Revisions, Clarifications, and Corrections*, of the Final EIR, which includes Table 3-1 that provides a comparison of the Modified Alternative 2 with Alternative 2 from the Draft EIR and the proposed Project as evaluated in the Draft EIR. As discussed in Chapter 3 of this Final EIR, the Modified Alternative 2, similar to Alternative 2, would result in similar or lesser impacts than the Project, with the exception of some Public Services (i.e., schools and libraries) which are primarily based on residential population generation. As also reflected in Chapter 3, *Revisions, Clarifications, and Corrections*, of the Final EIR, the Mitigation Measures proposed for the Project set out in Chapter 4, *Mitigation Monitoring Program*, are effective to reduce the potentially significant impacts of the Modified Alternative 2 to less than significant levels or otherwise to the maximum extent feasible in a similar or more effective manner as the Project. Therefore, no new or different mitigation measures are required for the Modified Alternative 2 than are required for the Project. Though, notably, to ensure maximum environmental protection, the Modified Alternative 2 incorporates mitigation identified for the Project for certain groundborne noise and groundborne vibration impacts even though design changes to Modified Alternative 2 cause it to result in less than significant impacts without the need for mitigation. These incrementally greater public services impacts were analyzed and disclosed in the Alternative 2 analysis in Chapter V, *Alternatives*, of the Draft EIR. The Modified Alternative 2 is discussed further below. Further, Appendix B to this Final EIR includes a full plan set for the Modified Alternative 2. In addition, supplemental technical studies addressing the Modified Alternative 2 are included in Appendix C of this Final EIR.

Under the Modified Alternative 2, unlike the Project and Alternative 2, the existing on-site structures containing the duplex and studio apartment over the garage, along with the single-

family residence on Vista Del Mar would be retained. In addition, a small pocket park/open space would be developed on the southwest corner of Yucca Street and Vista Del Mar. Thus, the contemplated Building 2 under the Project and Alternative 2 would be eliminated under the Modified Alternative 2. Building 2 was proposed to include 13 residential units and 17 units under the Project and Alternative 2, respectively. Similar to the Project and Alternative 2, the remaining 40 apartment units in the central and western portions of the Project Site would be demolished under the Modified Alternative 2. Under the Modified Alternative 2, in place of the 20-story Building 1 proposed under the Project and Alternative 2, a new 30-story building with a maximum proposed height of 345 feet to the top of the parapet would be constructed. Unlike the Project, but similar to Alternative 2, Building 1 would contain ground-floor commercial uses and residential units above, and no hotel uses. As with the Project and Alternative 2, the Modified Alternative 2's total floor area would be 316,945 square feet, for a Floor Area Ratio (FAR) of 6.6:1. The Modified Alternative 2, including 269 new residential units within the new building, would utilize the City's Density Bonus Ordinance, providing 17 units at the Very Low Income Level. To comply with the requirements of the City's Rent Stabilization Ordinance, apart from the 17 affordable units, all other residential units in the Modified Alternative 2 would be RSO units, for a total of 252 RSO units. Thus, the Modified Alternative 2 would result in a net increase of 209 RSO units and 17 affordable units at the Project Site as compared to existing conditions. The mix of residential units would consist of 21 studio units, 128 one-bedroom units, 110 two-bedroom units, and 10 suites (two-bedroom units) all allocated on Level 5 through Level 29. Level 30 would be comprised of a 6,260 square-foot outdoor roof garden with 1,700 square feet of amenity space and a swimming pool. Level 6 would feature a 14,720-square-foot open space deck with a second swimming pool. All residential units, except the 17 Very Low Income units, would comply with the City's Rent Stabilization Ordinance (RSO), as discussed further below.¹

Regarding vehicle parking, the Modified Alternative 2 proposes to provide a total of 414 spaces within Level P1 and a five-level parking podium, satisfying the minimum Los Angeles Municipal Code (LAMC) requirement of 405 spaces. The Modified Alternative 2 would also provide a total of 164 bicycle parking stalls to meet LAMC bicycle parking requirements. In addition to parking, Level 1 proposes 1,540 square feet of restaurant space at the northwest corner of Yucca Street and Argyle Avenue, and Level 2 proposes 6,220 square feet of commercial space along the Yucca Street frontage. Thus, the Modified Alternative 2 would have a total of 7,760 square feet of commercial space. Parking facilities under the Modified Alternative 2 would be accessed via a driveway on Argyle Avenue, thus eliminating the driveway along on Yucca Street proposed by the Project.

The Modified Alternative 2 would provide a total of approximately 30,400 square feet of open space, which would be consistent with the LAMC requirement of 30,400 square feet. Open space would include 14,720 square feet of a podium courtyard (Level 6), 2,280 square feet of park space (at Vista Del Mar/Yucca Street), 5,850 square feet of indoor amenities, and a 6,260-square-foot roof garden. The Project would have a 16-foot side yard setback along its southern edge.

¹ The RSO is contained in Los Angeles Municipal Code (LAMC) Chapter XV.

It is anticipated that discretionary actions required for the Modified Alternative 2 would include, but may not be limited to, the following:

- **Zone Change and Height District Change:** The West Parcel is currently zoned C4-2D-SN, the Center Parcel is currently zoned R4-2D, and the East Parcels are currently zoned [Q]R3-1XL. The Project would require a zone change and a height district change for the Center Parcel from R4-2D to C2-2D, a zone change and height district change for the West Parcel from C4-2D-SN to C2-2D-SN), and a zone change for removal of the “[Q]” and a height district change for the East Parcels ([Q]R3-1XL to R3-2D) pursuant to LAMC Section 12.32 in order to allow development of the Project.
- **Site Plan Review:** Modified Alternative 2 would create, or result in an increase of, 50 or more dwelling units. As such, it would require Site Plan Review pursuant to LAMC Section 16.05.
- **Affordable Housing Density Bonus:** Pursuant to LAMC Section 12.22-A.25(e), due to the Modified Alternative 2’s provision of 17 Very Low Income affordable residential units, representing 8 percent of the Project Site’s applicable base density, and in addition to a 27.5 percent density increase (212 to 271 units), Modified Alternative 2 requests the following On-Menu incentive:
 - A floor area increase (10 percent from 6:1 FAR base) to allow additional floor area up to 6.6:1 FAR (an up to 27.5% FAR bonus is available per the LAMC).
- **Master Conditional Use Permit: Alcoholic Beverages:** Modified Alternative 2 would include the sale of a full line of alcoholic beverages in connection with the restaurant portions of Modified Alternative 2. Thus, Modified Alternative 2 would require a CUP pursuant to LAMC Section 12.24.W.1.
- **Conditional Use Permit: Live Entertainment/Dancing:** Modified Alternative 2 would include live entertainment and dancing within the commercial uses of the Project Site. Thus, Modified Alternative 2 would require a CUP pursuant to LAMC Section 12.24.W.18.
- **Vesting Tentative Tract Map per LAMC Section 17.15.**
- **Haul Route Permit**, as may be required.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to temporary street closure permits, waivers of dedication requirements, demolition permits, grading permits, excavation permits, foundation permits, and building permits.

4. CEQA Process

Below is a general overview of the CEQA process. The CEQA process is guided by the CEQA statutes and guidelines, which can be found on the State of California’s website (<http://resources.ca.gov/ceqa>).

a) Initial Study

At the onset of the environmental review process and pursuant to the provisions of CEQA Guidelines Section 15082, the City prepared an Initial Study and circulated a Notice of Preparation of a Draft Environmental Impact Report (NOP) for public comment to the State Clearinghouse,

Office of Planning and Research, responsible agencies, and other interested parties on August 28, 2015 for a 30-day public review period. The Initial Study is included in Appendix A-2 of the Draft EIR and the NOP is included in Appendix A-1.

The purpose of the NOP was to formally convey that the City was preparing a Draft EIR for the Project, notify the public regarding a public Scoping Meeting, and to solicit input regarding the scope and content of the environmental information to be included in the Draft EIR. The Scoping Meeting was held on December 9, 2015 between 6:30 P.M. and 8:30 P.M. at the Fire Station 82 Annex Conference Room, 1800 N. Bronson Avenue, Los Angeles, CA 90028. The meeting was held in an open house or workshop format and provided interested individuals, groups, and public agencies the opportunity to view materials, ask questions, and provide oral and written comments to the City regarding the scope and focus of the Draft EIR as described in the NOP and Initial Study. A copy of the Scoping Meeting materials is provided in Appendix A-3 of the Draft EIR.

Comments received in response to the NOP and Scoping Meeting were taken into consideration in the preparation of the Draft EIR. A total of 29 written comment letters responding to the NOP by public agencies and interested parties were submitted to the City. Public comments received during the NOP circulation period are provided in Appendix A-4, Public Comments on the NOP, of the Draft EIR.

b) Draft Environmental Impact Report

Following the circulation of the NOP, the City prepared technical studies and a Draft EIR to identify and evaluate the potential environmental effects of the Project, indicate whether any significant effects could be mitigated or avoided, and analyze potentially feasible alternatives to the Project. The Draft EIR was subject to a 45-day review period during which the document was made available to responsible and trustee agencies and interested parties. The public review period commenced on April 23, 2020 and ended on June 8, 2020, for a total of 47 days.

In compliance with the provision of CEQA Guidelines Sections 15085(a) and 15087(a)(1), the City, serving as the Lead Agency: (1) published a Notice of Completion and Availability (NOC/NOA) of a Draft EIR in the Los Angeles Times and posted the notice with the Los Angeles County Clerk, stating that the Draft EIR was available for review at the City's Planning Department (221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012); (2) provided copies of the NOC/NOA and Draft EIR to the Los Angeles Central Library, Frances Howard Goldwyn – Hollywood Regional Library, and Will & Ariel Durant Branch Library; (3) posted the NOC/NOA, the Draft EIR, and the Administrative Record consistent with ELDP requirements on the City's website (<https://planning.lacity.org/development-services/eir>); (4) prepared and transmitted a NOC/NOA as well as electronic copies of the Draft EIR to the State Clearinghouse; (5) sent a NOC/NOA to all property owners within 500 feet of the Project Site and within a 500-foot radius of the boundaries of the Project Site; and (6) sent a NOC/NOA to the last known name and address of all organizations and individuals who previously requested such notice in writing.

The City Planning Department received 30 comment letters on the Draft EIR from agencies and individuals during the Draft EIR public review period; and one late letter subsequent to the public review period. These letters were provided through written correspondence and emails. These

comments are presented and responded to in Chapter 2, *Responses to Comments*, of this Final EIR.

c) Final Environmental Impact Report

Following the close of the Draft EIR public review and comment period, pursuant to CEQA Guidelines Section 15132, this Final EIR includes revisions to the Draft EIR; a list of persons, organizations, and agencies that provided comments on the Draft EIR; responses to comments received regarding the Draft EIR and a MMP. Consistent with CEQA Guidelines Section 21092.5, responses to agency comments will be sent to each commenting agency at least 10 days prior to the City certifying the Project EIR. The Draft EIR and this Final EIR will be submitted to the decision-makers for consideration of certification in connection with action on the Project or Modified Alternative 2. Before approving a project, CEQA requires the Lead Agency to certify the EIR.