

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 # 2015111073

Project Title: 6220 West Yucca Project

Lead Agency: City of Los Angeles Contact Person: Alan Como, AICP
Mailing Address: 221 N. Figueroa Street, Suite 1350 Phone: (213) 847-3633
City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles
Cross Streets: West Yucca Street and Argyle Avenue Zip Code: 90028

Lat. / Long. (degrees, minutes, and seconds): 34° 06' 13" N / 118° 19' 31" W Total Acres: 1.16
Assessor's Parcel No.: 5546-030-030; -007; -008; -027 Section: 11 Twp.: 1 South Range: 14 West Base: _____
Within 2 Miles: State Hwy #: SR-101, SR-2, SR-170 Waterways: N/A
Airports: N Railways: Metro Red, Purple Schools: Several

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 Final EIR _____ 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 See below

Development Type:

Residential: Units up to 271 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. up to 12,570 Acres _____ Employees _____
Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: up to 136 Hotel Rooms

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: GHG, Energy

Present Land Use/Zoning/General Plan Designation:

General Plan land use designations of Regional Center Commercial and Medium Residential. Currently zoned Commercial Height District 2 with Development Limitation-Sign Supplemental Use District (C4-2D-SN), Multiple Dwelling Height District 2 with Development Limitation (R4-2D), and Multiple Dwelling Height District 1XL ([QR3-1XL])

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

Please see attached page.

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".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" 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 checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 7	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" 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 type="checkbox"/> Conservation, Department of	<input checked="" 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 type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Wildlife Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" 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"/> Other _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

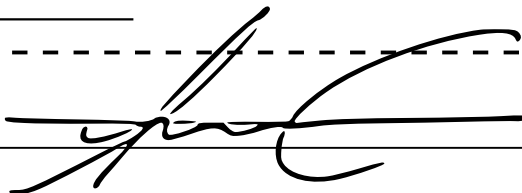
Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>Riley Realty, L.P.</u>
Address: <u>2121 Alton Parkway, Suite 100</u>	Address: <u>11620 Wilshire Boulevard, Suite 1150</u>
City/State/Zip: <u>Irvine, CA 92606</u>	City/State/Zip: <u>Los Angeles, CA 90025</u>
Contact: <u>Mike Harden</u>	Phone: <u>(310) 312-8020</u>
Phone: <u>(949) 753-7001</u>	

Signature of Lead Agency Representative: _____



Date: **8.3.2020**

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

Project Description for the 6220 West Yucca Project

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

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 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, *Alternatives*, 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. The Project together with the Modified Alternative 2 are being considered by the City.

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:

- **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 C2-2, 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 from [Q]R3-1XL to R3-2D pursuant to LAMC Section 12.32 in order to allow development of the Project.
- **Site Plan Review:** The Project 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.

- Conditional Use Permit for FAR Averaging per LAMC Section 12.24-W.19.
- Conditional Use Permit: Hotel: The Project would include a 136 room hotel within 500 feet of the R zone. As such, it would require a Conditional Use Permit (CUP) pursuant to LAMC Section 12.24.W.24.
- Master Conditional Use Permit: Alcoholic Beverages and Live Entertainment/Dancing: The Project would include the sale of a full line of alcoholic beverages and live entertainment / dancing in connection with the hotel and restaurant portions of the Project. Thus, the Project would require a CUP pursuant to LAMC Section 12.24.W.1 and W.18.
- Conditional Use Permit: For a Major Development Project per LAMC Section 12.24-U.14. As part of this approval the Project would seek relief from applicable area regulations to allow the Project to utilize 6.6:1 FAR under LAMC Section 12.24-F.
- Concurrent consideration under the Multiple Approvals Ordinance of all entitlement requests per LAMC Section 12.36.
- 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.

The Modified Alternative 2 would require similar approvals to those of the Project. The Modified Alternative 2 would not include a hotel or require a Conditional Use to permit a hotel. In addition, because it would provide for Very Low Income residences, the Modified Alternative 2 would require a Density Bonus pursuant to the City's Density Bonus ordinance.

- The requested Conditional Use to permit a hotel per LAMC Section 12.24-W.24 would not be required.
- The required Conditional Use Permit: For a Major Development Project per LAMC Section 12.24-U.14 would not be required.
- The Modified Alternative 2 would provide 17 Very Low Income residential units, representing 8 percent of the Project Site's applicable base density. Pursuant to LAMC Section 12.22-A.25(e), in addition to a 27.5 percent density increase (212 to 271 units), the Modified Alternative 2 requests the following incentive:
 - A floor area bonus (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).

Other necessary approvals would be the same as under the Project and would include 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 Modified Alternative 2 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 from [Q]R3-1XL to R3-2D pursuant to LAMC Section 12.32 in order to allow development of the Modified Alternative 2.

- Site Plan Review: The 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.
- Master Conditional Use Permit: Alcoholic Beverages and Live Entertainment/Dancing: The Modified Alternative 2 would include the sale of a full line of alcoholic beverages and live entertainment / dancing in connection with its restaurant portions. Thus, the Modified Alternative 2 would require a CUP pursuant to LAMC Section 12.24.W.1 and W.18.
- Concurrent consideration under the Multiple Approvals Ordinance of all entitlement requests per LAMC Section 12.36.
- 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.