

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 #: 2018051002

Project Title: Hollywood Center Project

Lead Agency: City of Los Angeles

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

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

The Hollywood Center Project is a new mixed-use development on an approximately 4.46-acre site, generally bounded by Yucca Street on the north, Ivar Avenue on the west, Argyle Avenue on the east, and Hollywood Boulevard on the south, and bifurcated by Vine Street. The portion of the Project Site located between Ivar Avenue and Vine Street is identified as the "West Site", and the portion located between Vine Street and Argyle Avenue is identified as the "East Site". The Project Site is currently developed with a single-story building and surface parking on the West Site; and the Capitol Records Building and Gogerty Building occupied by Capitol Records (the Capitol Records Complex), and surface parking on the East Site. Under the Project, the existing building on the West Site would be demolished and the Capitol Records Complex would be preserved, and the remainder of the Project Site would be redeveloped with 1,005 residential units, comprised of 872 market-rate and 133 senior affordable units, and up to 30,176 square feet of commercial uses, within four new mixed-use buildings (West Building, East Building, West Senior Building, East Senior Building) which range in height from 11 to 46 stories. Overall, the Project would contain up to 1,287,150 square feet of floor area, for a floor area ratio (FAR) of 6.973:1. Under a proposed East Site Hotel Option (Project with the East Site Hotel Option), 104 residential units within the East Building would be replaced with a hotel, with no change to the building height or massing. Overall, the Project with the East Site Hotel Option would contain 884 residential units, comprised of 768 market-rate and 116 senior affordable units; a 220-room hotel with supporting amenities; and up to 30,176 square feet of commercial uses. Overall, the Project with the East Site Hotel Option would contain up to 1,272,741 square feet of floor area, for an FAR of 6.901:1. The Project is an Environmental Leadership Development Project (ELDP) under Assembly Bill 900, certified by the Governor on August 16, 2018.

The Project would request the following permits/approvals: Vesting Zone Change; Height District Change; Affordable Housing Incentives (floor area bonus and calculation); Master Conditional Use Permit; Conditional Use Permit; Site Plan Review; Vesting Tentative Tract Map; and Development Agreement.

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 significant and unavoidable impacts with regard to:

- 1) Cultural Resources: Project-level and cumulative structural vibration impacts during construction to off-site historic architectural resources.
- 2) Noise and Vibration:
 - i) Construction Noise – Project-level and cumulative noise impacts to off-site noise sensitive receptors from on-site construction activities and off-site vehicle and truck travel.
 - ii) Construction Vibration – Project-level and cumulative structural vibration impacts to adjacent off-site buildings, and human annoyance vibration impacts to adjacent sensitive receptors.

The Project would not result in any significant and unavoidable operational impacts.

Historic Architectural Resources. There is potential for significant impacts due to temporary construction vibration and settlement effects on off-site historic buildings (the Pantages Theatre, Avalon Hollywood, and 6316-24 Yucca Street/Art Deco Building storefront). The Project would implement Mitigation Measure CUL-MM-2, which would provide shoring system design and monitoring of excavation, grading, and shoring during Project construction. The mitigation measure requires documentation of existing conditions, construction monitoring, and other procedures during excavation, grading, and shoring activities to avoid damage to buildings proximate to the Project Site. Additionally, NOI-MM-4 requires the retention of a qualified acoustical engineer and/or structural engineer to develop and implement a vibration monitoring program during site demolition and grading/excavation to document the construction-related ground vibration levels. While mitigation provided would avoid significant impacts on the Capitol Records Building and Gogerty Building, and would provide similar protections to the other buildings subject to potential structural damage from vibration and settlement, Mitigation Measures CUL-MM-2 and NOI-MM-4 would require the consent of other property owners who may not agree to participate in the mitigation measures. Therefore, it is conservatively concluded that structural vibration and settlement impacts on the Pantages Theatre, Avalon Hollywood, and 6316-24 Yucca Street/Art Deco Building storefront would remain significant and unavoidable. Due to potential for other related projects in the nearby vicinity to be under construction concurrent with the Project, structural vibration impacts to the Pantages Theatre are also considered cumulatively significant and unavoidable.

Noise (Construction). Noise levels during construction activities would exceed applicable noise significance thresholds at nearby noise sensitive receptors. Mitigation Measures NOI-MM-1 requires that all noise and vibration equipment, whose specific location may be flexible, shall be located at least 100 feet away from the nearest off-site sensitive receptors, or that natural and/or manmade barriers be used to screen propagation of noise from such equipment towards those nearest off-site sensitive land uses. Mitigation Measure NOI-MM-2 requires the Project contractor to use power construction equipment with state-of-the-art noise shielding and muffling devices; prohibits impact pile driving, but allows augured, or drilled piles; and requires flexible sound control curtains to be placed around all drilling apparatuses, drill rigs, and jackhammers when in use. Mitigation Measure NOI-MM-3 requires that a construction liaison be provided to inform the nearby receptors when peak noise and vibration activities are scheduled to occur. While these mitigation measure would reduce construction noise, noise levels would temporarily exceed applicable noise thresholds during various stages of construction at nearby noise sensitive receptors.

Due to potential for other related projects in the nearby vicinity to be under construction concurrent with the Project, temporary construction noise impacts to some nearby off-site noise sensitive receptors would also be cumulatively significant and unavoidable. Also, due to potential for other related projects in the nearby vicinity to be under construction concurrent with the Project, temporary construction noise impacts to off-site sensitive receptors due to construction trucks and worker vehicles along Yucca Street between Argyle Avenue and N. Gower Street, and potentially along other roadway segments, are also considered cumulatively significant and unavoidable.

Vibration (Construction). Vibration levels during construction activities would exceed applicable vibration significance thresholds at nearby buildings for structural damage, as well as for human annoyance at nearby vibration sensitive receptors. While Mitigation Measure NOI-MM-4 could reduce potential impacts associated with structural damage to off-site buildings (both historic and non-historic) to less-than-significant levels, because the measure requires the consent of other property owners, who may not agree, it is conservatively concluded that structural vibration impacts would be significant and unavoidable because it cannot be assured that all components of the measure can be implemented on the following vibration sensitive receptors: Argyle House, AMDA Vine Building, Pantages Theatre, Art Deco Building, Avalon Hollywood, and Commercial Building at 1718 Vine Street. Due to potential for certain other related projects in the nearby vicinity to be under construction concurrent with the Project, structural vibration impacts on the Pantages Theatre are also considered cumulatively significant and unavoidable.

Vibration impacts regarding human annoyance at nearby noise sensitive receptors would exceed significance thresholds for nearby residential and institutional uses. Although mitigation measures to reduce these impacts were considered, such as the installation of a wave barrier (essentially a subterranean sound barrier to reduce noise), they were determined infeasible. Therefore, temporary vibration impacts from on-site construction associated with human annoyance would be significant and unavoidable at multiple vibration-sensitive receptors. Due to potential for a related project (on the southern border of the Project Site) to be under construction concurrent with the Project, vibration impacts associated with human annoyance are also considered cumulatively significant and unavoidable at the Pantages Theatre.

Air Quality. Mitigation Measure AQ-MM-1 requires the Project Applicant to implement construction equipment features for equipment operating at the Project Site during construction activities. Such equipment includes United States Environmental protection Agency (USEPA) Tier 4 Final off-road emissions standards or equivalent for equipment; electric or alternative fueled (i.e., non-diesel) tower cranes and signal boards, pole power for electric tools, alternative-fueled generators, etc.; and maintaining and operating construction equipment to minimize exhaust emissions. Mitigation Measure AQ-MM-2 requires that the Project Applicant schedule routine maintenance and testing of emergency generators on different days. These mitigation measures for air quality would implement emissions control strategies that would reduce construction-related impacts to less-than-significant levels.

Cultural Resources. Mitigation Measure CUL-MM-1 would provide for appropriate treatment and preservation of the Hollywood Walk of Fame during construction of the Project. The implementation of the mitigation measure would occur only during construction and only during any potential disturbance to the Hollywood Walk of Fame. Mitigation Measure CUL-MM-2 is described above. For archaeological resources, Mitigation Measure CUL-MM-3 requires the retention of a Qualified Archaeologist prior to ground-disturbing activities. Mitigation Measure CUL-MM-4 requires that, upon discovery of archaeological resources, all ground-disturbing activities shall be halted or diverted, and the Qualified Archaeologist shall establish a 50-foot buffer within which construction activities shall not be allowed to continue. Mitigation Measure CUL-MM-5 requires that the Qualified Archaeologist document any description of resources and treatment within a report for the City and the South Central Coastal Information Center, as well as any appropriate representatives, as needed. These mitigation measures would ensure that potentially significant impacts to cultural resources during construction are reduced to a less-than-significant level.

Geology and Soils. Regarding impacts to previously undiscovered paleontological resources during construction, Mitigation Measure GEO-MM-1 requires the retention of a Qualified Paleontologist. Mitigation Measure GEO-MM-2 requires the Qualified Paleontologist to conduct construction worker paleontological resources sensitivity training prior to the start of ground disturbing activities. Mitigation Measure GEO-MM-3 requires that paleontological resources monitoring be conducted for all ground disturbing activities occurring in previously undisturbed sediments which have high sensitivity for encountering paleontological resources. The Qualified Paleontologist will prepare a final monitoring and mitigation report for submittal to the City in order to document the results of the monitoring effort and any discoveries. These mitigation measures would ensure that potentially significant impacts to paleontological resources during construction are reduced to a less-than-significant level.

Hazardous Materials. Regarding impacts associated with contaminated soils or soil vapors that may be encountered during construction activities, Mitigation Measure HAZ-MM-1 requires the retention of a qualified environmental consultant to prepare a Soils Management Plan for Los Angeles Department of Building and Safety approval prior to the commencement of excavation and grading activities. The Soils Management Plan shall describe specific soil- and underground storage tank-handling controls required to comply with federal, State, and local overseeing agencies; prevent unacceptable exposure to contaminated soils or vapors during construction; and prevent the improper disposal of contaminated soils or steel structures. This mitigation measure would ensure that potentially significant impacts related to hazardous materials impacts during construction 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:

- Blocked views and shade impacts on nearby uses due to scale and massing of the Project
- Worsened air quality, greenhouse gas, noise, and traffic impacts resulting from Project construction
- Impacts on the historic resources on- and off-site, such as the Capitol Records Complex, Pantages Theatre, and Hollywood Boulevard
- Rupture of an earthquake fault due to Project Site's location within a designated Alquist-Priolo Earthquake Fault Zone
- Land use inconsistencies between the Project and plans regulating the Project Site
- Increased traffic impacts and exacerbated parking conditions in the nearby area due to the Project
- Cumulative growth in the Hollywood area leading to gentrification
- Increased stress on existing public services availability and aging infrastructure (e.g., wastewater, police, fire))

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

City of Los Angeles (Lead Agency)
South Coast Air Quality Management District