

I. Introduction

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In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15089, the City of Los Angeles, the Lead Agency, must prepare a Final EIR before approving a project. The purpose of a Final EIR is to provide an opportunity for the lead agency to respond to comments made by the public and agencies regarding the Hollywood & Wilcox Draft EIR. 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. In addition, the Final EIR includes a Mitigation Monitoring Program.

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 February 27, 2020, through April 13, 2020, constitutes the first part of the EIR and is incorporated by reference and bound separately. (Refer to Volumes 1 through 7 of the Draft EIR).

1. Organization of the Final EIR

This Final EIR is organized into four main sections as follows:

Section I. Introduction—This section provides an introduction to the Final EIR.

Section II. Responses to Comments—This section presents a matrix of the parties that commented on the Draft EIR and the issues that they raised. This matrix is followed by verbatim numbered copies of the comments followed by numbered responses to each of the written comments made regarding the Draft EIR. Copies of the full original comment letters are provided in Appendix FEIR-1 of this Final EIR.

Section III. Revisions, Clarifications, and Corrections—This section provides a list of revisions that have been made to the Draft EIR for the Project based on comments received from the public and agencies and other items requiring revisions.

These changes are minor and do not add significant new information that would affect the analysis or conclusions presented in the Draft EIR. Section 15088.5(a) of the CEQA Guidelines specifically states:

New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. “Significant new information” requiring recirculation includes, for example, a disclosure showing that:

- *A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.*
- *A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted to reduce the impact to a level of insignificance.*
- *A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.*
- *The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.*

CEQA Guidelines Section 15088.5(b) provides that “[r]ecirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.”

As demonstrated in this Final EIR, neither the comments submitted on the Draft EIR, the responses to these comments, nor the corrections and additions presented in Chapter IV of this Final EIR, constitute new significant information warranting recirculation of the Draft EIR as set forth in CEQA Guidelines Section 15088.5. Rather, the Draft EIR is comprehensive and has been prepared in accordance with CEQA.

Section IV. Mitigation Monitoring Program (MMP)—This section provides the full MMP for the Project. The MMP lists project design features and mitigation measures by environmental topic and identifies for each of the features and measures the applicable enforcement agency, monitoring agency, monitoring phase, monitoring frequency, and action indicating compliance.

This Final EIR also includes the following appendices:

Appendix FEIR-1. Draft EIR Comment Letters—This appendix to the Final EIR includes copies of all written comments received on the Draft EIR.

Appendix FEIR-2. Geotechnical Memorandum—This appendix to the Final EIR provides technical responses to issues raised by Metro in Comment Letter No. 2.

Appendix FEIR-3. Historic Memorandum—This appendix to the Final EIR provides technical responses to issues raised by Hollywood Heritage, Art Deco Society Los Angeles, and Los Angeles Conservancy in Comment Letter Nos. 6, 7, and 8, respectively.

Appendix FEIR-4. 2016 Survey—This appendix to the Final EIR provides technical responses to an issue raised by Hollywood Heritage in Comment Letter No. 6.

2. Public Review Process

In accordance with CEQA, the environmental review process for the Project commenced with solicitation of comments from identified responsible and trustee agencies, as well as interested parties on the scope of the Draft EIR, through a Notice of Preparation (NOP) process. The City prepared an Initial Study and circulated an NOP for public comment to the State Clearinghouse, Office of Planning and Research (OPR), responsible agencies, and other interested parties on May 26, 2017, for a 30-day review period. In addition, a public scoping meeting was conducted on June 8, 2017. The Initial Study, NOP, and NOP comment letters are included in Appendix A of the Draft EIR.

Consistent with the requirements of CEQA Guidelines Sections 15087 and 15105, the Draft EIR was submitted to the State Clearinghouse, OPR, and was circulated for public review for 46-days commencing on February 27, 2020, and concluding April 13, 2020. The Draft EIR was also made available for review on the City's website, at the Department of City Planning and at three public libraries. However, as a result of COVID-19 and Mayor Eric Garcetti's "Safer at Home" Order issued March 19, 2020, access to materials for the Project at libraries was no longer available. On March 24, 2020, the City circulated a notice highlighting other options for review. Following the Draft EIR public comment period, this Final EIR has been prepared and includes responses to the comments raised regarding the Draft EIR.