

# 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 # _____
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## Project Title: Hilton Universal City Project

Lead Agency: City of Los Angeles Contact Person: Bradley Furuya, AICP  
Mailing Address: 221 N. Figueroa Street, Suite 1350 Phone: (213) 847-3642  
City: Los Angeles Zip: 90012 County: Los Angeles

## Project Location: County: Los Angeles City/Nearest Community: Universal City

Cross Streets: Universal Hollywood Drive and Hotel Drive Zip Code: 91608

Lat. / Long. (degrees, minutes, and seconds): 34° 8' 12.1" N / 118° 21' 31" W Total Acres: 7.26

Assessor's Parcel No.: 2424-044-022 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: US-101 Waterways: Los Angeles River

Airports: N/A Railways: Metro Red Schools: Huntly Preschool, Rio Vista Elementary School

## Document Type:

CEQA: <input checked="" type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other
<input type="checkbox"/> Mit Neg Dec	Other _____	<input type="checkbox"/> FONSI	_____

## Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Zone Change

## Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational _____	<input checked="" type="checkbox"/> Other: <u>Hotel 395 rooms, ancillary uses, and restaurant/bar and spa</u>
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

## Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>GHG, Energy, Tribal</u>

## Present Land Use/Zoning/General Plan Designation:

Existing Use: Hotel, meeting/banquet space, restaurant/lounge, and pool; motorcourt and porte cochere entryway and landscaping. General Plan Designation: Regional Center Commercial.

## 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 an "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 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 type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input type="checkbox"/>	Caltrans District # 7	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input 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 checked="" type="checkbox"/>	Conservation, Department of	<input 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 checked="" 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 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"/>	
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other <u>South Coast Air Quality Management District</u>
<input checked="" type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Native American Heritage Commission		

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

Starting Date October 6, 2020 Ending Date November 4, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>Hillcrest Real Estate, LLC</u>
Address: <u>2121 Alton Parkway, Suite 100</u>	Address: <u>555 Universal Hollywood Drive</u>
City/State/Zip: <u>Irvine, CA 92606</u>	City/State/Zip: <u>Universal City, CA 91608</u>
Contact: <u>Mike Harden</u>	Phone: <u>(213) 229-9548</u>
Phone: <u>(949) 753-7001</u>	

Signature of Lead Agency Representative: *Bradley Furuya* Date: 10/2/2020

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

## **Project Description for the Hilton Universal City Project**

The Hilton Universal City Project (Project) would expand existing hotel facilities within the approximately 7.26-acre Hilton Universal City Hotel property (Project Site). The Project Site is developed with a 24-story hotel building with 495 guestrooms (Existing Hotel Building), an attached ancillary hotel building providing meeting/banquet rooms and ancillary hotel uses (Ancillary Hotel Building), a three-level subterranean parking garage, circulation facilities (i.e. internal driveway and service road), an outdoor pool area (Existing Outdoor Pool Area), and other related improvements.

The Project would include: a new 20-story Hotel Expansion Building (with 395 guest rooms and a spa limited to guests and 250 non-guest members) with a new single-level lobby connecting to the Existing Hotel Building; a one-story addition to the Ancillary Hotel Building consisting of a Junior Ballroom (5,000 SF) /Meeting Room (10,000 SF) Addition; a 3-level expansion of the existing below grade subterranean parking garage; a revised surface parking program; a new Gate Entryway structure; and, landscape and hardscape improvements to the existing Level 3 automobile forecourt throughout much of the Project Site. A limited amount of interior revisions to create the lobby connection between the two buildings would occur within the footprint of the Existing Hotel Building. Also, new outdoor pool areas would be developed as part of the Project on Level 3 and the Rooftop deck of the Hotel Expansion Building. The Existing Pool Area would be eliminated and replaced by a green zone for guest outdoor use. Atop the Hotel Expansion Building on the 17th Level would be a restaurant (5,000 square feet), an indoor/outdoor bar (1,500 square feet), and the Rooftop Pool Deck. Overall, the Project would add approximately 300,000 square feet of additional floor area to the Project Site. The Project would provide a minimum of 408 new vehicle parking spaces to accommodate additional employees, hotel guests and restaurant/spa visitors. Upon completion of the Project, the Hilton Universal City Hotel would provide a maximum of 890 guestrooms and 697,521 square feet of floor area, and a resulting floor area ratio of (FAR) of approximately 2.2:1 for the Project Site.