



Hilton Universal City Project

Environmental Case: ENV-2017-5424-EIR
State Clearinghouse No.: 2020100057

Project Location: 555 E. Universal Hollywood Drive, Los Angeles, California 91608

Community Plan Area: Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass

Council District: 4 — Raman

Project Description: The Hilton Universal City Project (Project) would expand the Hilton Universal City Hotel facilities located within the approximately 7.26-acre site at 555 E. Universal Hollywood Drive (Project Site) in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan of the City of Los Angeles. The Project Site is currently developed with a 24-story hotel with 495 guestrooms, an attached ancillary hotel building, a three-level parking garage, an outdoor pool area, and north and south plazas. The Project would involve the construction of a new 18-story, approximately 295,688 square-foot hotel with 395 guestrooms, a new lobby, three restaurants with bars and a bar and lounge space, a spa, new outdoor pool areas on the roof and on the basement level, as well as new parking. The Project also involves the addition of an approximately 3,400 square feet one-story meeting room addition to the existing ancillary hotel building. In total, the Project would add approximately 299,088 square feet of additional floor area to the Project Site. The Project would provide 464 new vehicle parking spaces to accommodate additional employees, hotel guests, and restaurant/spa visitors. The Project would involve the removal of up to approximately 88 on-site nonprotected trees which would be replaced at a 1:1 ratio. Upon completion of the Project, which includes existing uses to remain and all proposed Project features, the Project would provide a maximum of 890 guestrooms and approximately 696,609 square feet of total floor area, resulting in a floor-to-area ratio of approximately 2.2:1 for the Project Site. Up to approximately 87,000 cubic yards of soil are anticipated to be excavated and would require export and disposal off-site. In addition, approximately 10,000 cubic yards of demolition and site preparation debris would be exported for disposal off-site.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Environmental Science Associates (ESA)

APPLICANT:

Hillcrest Real Estate, LLC

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