



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

November 16, 2023

Puede obtener información en Español acerca de este documento llamando al (213) 978-1300.

ENVIRONMENTAL CASE NO.:	ENV-2017-5424-EIR
STATE CLEARINGHOUSE NO.:	2020100057
PROJECT NAME:	Hilton Universal City Project
PROJECT APPLICANT:	Hillcrest Real Estate, LLC
PROJECT ADDRESS:	555 E. Universal Hollywood Drive, Los Angeles, CA 91608
COMMUNITY PLAN AREA:	Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass
COUNCIL DISTRICT:	4 — Raman
PUBLIC COMMENT PERIOD:	November 16, 2023 – January 15, 2024

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed Hilton Universal City Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION: The Hilton Universal City Project (Project) involves the construction of an approximately 300,000 square-foot, 18-story Hotel Expansion Building addition to the existing 24-story Hilton Universal City Hotel. The Hotel Expansion Building would be comprised of 395 guestrooms, spa, restaurant, indoor/outdoor bar, two pools, a single-level lobby connecting to the existing hotel building, a meeting room addition to the ancillary building, and a three-level expansion of the existing subterranean parking garage. Upon completion of the Project, the Hilton Universal City Project would provide 890 guestrooms and 697,521 square feet of floor area, resulting in a floor area ratio (FAR) of 2.2:1 for the 7.26-acre site.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to: Project-level and cumulative on-site construction noise, and cumulative off-site construction noise. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

The Draft EIR is available online at the Department of City Planning's website at <https://planning.lacity.gov/project-review/environmental-review/published-documents>. Copies are also available at the following Library Branches:

- Los Angeles Central Library, 630 W. Fifth Street, Los Angeles, CA 90071

- Studio City Branch Library, 12511 Moorpark Street, Studio City, CA 91604

If you are unable to access digital copies of the Draft EIR, the Department will attempt to make reasonable arrangements to view the documents. In addition, physical copies of the Draft EIR and case file can be viewed at City offices.

The Draft EIR and the documents referenced in the Draft EIR are available for public review **by appointment only**, at the Department of City Planning located at 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012 during office hours Monday – Friday, 9:00 A.M. – 4:00 P.M. If you are unable to access the online project materials or wish to schedule an appointment, please contact the Staff Planner for the Project, Jim Harris, at James.Harris@lacity.org.

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **Monday, January 15, 2024, no later than 4:00 P.M.**

Please direct your comments to:

Mail: James Harris
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

E-mail: James.Harris@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning

James Harris, City Planner
Major Projects
Department of City Planning
(213) 978-1241