



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

Thursday, September 22, 2022

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

ENVIRONMENTAL CASE NO.:	ENV-2019-5591-EIR
STATE CLEARINGHOUSE NO.:	2020110295
PROJECT NAME:	Artisan Hollywood
PROJECT APPLICANT:	Artisan Ventures
PROJECT ADDRESS:	1520–1542 North Cahuenga Boulevard, 1523–1549 North Ivar Avenue, and 6350 West Selma Avenue, Hollywood, California 90028
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	13 – O’Farrell
PUBLIC COMMENT PERIOD:	September 22, 2022 – November 7, 2022

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 Artisan Hollywood 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 Artisan Hollywood Project (Project) proposes the development of a 25-story building on a 1.55-acre site that would include 270 multi-family residential units (including 27 units restricted for Extremely Low Income households) and 6,790 square feet of ground floor commercial space. The Project’s proposed uses would be supported by 320 vehicle parking spaces in four subterranean parking levels and two above-grade parking levels, as well as 166 bicycle parking spaces. The Project would also include approximately 30,918 square feet of open space and recreational amenities, including a landscaped amenity deck on Level 4, a roof deck, and street-level landscaping. To accommodate development of the Project, the existing surface parking area located in the northeast portion of the Project Site and the existing ornamental landscaping, including 12 non-protected olive trees, located within the Development Area would be removed. The Project would retain six existing commercial buildings on the Project Site that have a combined floor area of approximately 33,828 square feet. Approximately 4,000 square feet of floor area within the existing commercial buildings has been vacant since prior to 2018 but is anticipated to be occupied in the future with high-turnover restaurant uses. When including the existing buildings to be retained, the Project would result in 300,996 square feet of floor area with a maximum floor area ratio (FAR) of up to 4.5:1. Construction of the Project would require an estimated maximum depth of excavation of 50 feet below grade, resulting in the export of up to 69,333 cubic yards of soil. The Project Site is not identified on the standard environmental government lists compiled pursuant to California Code Section 65962.5.

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 construction noise and vibration. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

Coronavirus (COVID-19) Update

The Department of City Planning recognizes the unprecedented nature of COVID-19, and having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications and study updates to our community plans and citywide policies.

The Draft EIR is available online at the Department of City Planning’s website at <https://planning.lacity.org/development-services/eir>. The Draft EIR can be purchased on CD-ROM for \$5.00 per copy by contacting the planning staff listed below. Copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Frances Howard Goldwyn Hollywood Regional Library, 1623 N. Ivar Avenue, Los Angeles, CA 90028
- 3) Will & Ariel Durant Branch Library, 7140 W. Sunset Boulevard, Los Angeles, CA 90046

If you are unable to access digital copies of the DEIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the Draft EIR and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

The Draft EIR and the documents referenced in the Draft EIR are available for public review **by appointment only** at the City of Los Angeles, Department of City Planning, 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 project materials and wish to schedule an appointment to view documents, or to purchase a CD-ROM, please contact the project planner for the project, Erin Strellich at erin.strellich@lacity.org or (213) 847-3626.

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 **no later than 4:00 P.M. November 7, 2022.**

Please direct your comments to:

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

E-mail: Erin.Strellich@lacity.org

VINCENT P. BERTONI, AICP
 Director of Planning

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