



## Artisan Hollywood Project

Environmental Case: ENV-2019-5591-EIR  
State Clearinghouse No. 2020110295

**Project Location:** 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—Soto-Martinez

**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.

**PREPARED FOR:**

The City of Los Angeles  
Department of City Planning

**PREPARED BY:**

Eyestone Environmental, LLC

**APPLICANT:**

Artisan Ventures

**August 2023**

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