



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

**May 26, 2021**

*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.*

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2020-1831-EIR
<b>PROJECT NAME:</b>	1235 Vine Street Project
<b>PROJECT APPLICANT:</b>	Runway, Inc.
<b>PROJECT ADDRESS:</b>	1223-1235 North Vine Street and 6311-6333 West La Mirada Avenue, Los Angeles, California, 90038
<b>COMMUNITY PLAN AREA:</b>	Hollywood
<b>COUNCIL DISTRICT:</b>	13 - O'Farrell
<b>PUBLIC COMMENT PERIOD:</b>	May 26, 2021 to June 25, 2021
<b>SCOPING MEETING:</b>	Wednesday, June 9, 2021 at 5:30 P.M.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 1235 Vine Street Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting also will be held to receive input regarding the environmental topics to be addressed in the EIR. No decisions about the Project will be made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed and attached below.

### **PROJECT LOCATION AND EXISTING ON-SITE USES:**

The 0.9-acre Project Site is located at 1223-1235 North Vine Street and 6311-6333 West La Mirada Avenue, within the Hollywood Community Plan area of the City (Project Site). The Project Site is bounded by the Villa Elaine Apartments to the north, retail uses and the Hollywood Mental Health Center to the east, the Taglyan Cultural Complex (an event venue) to the south, along with single- and multi-family residential buildings to the west. Regional access to the Project Site is provided by Santa Monica Boulevard, located approximately 0.2 mile south of the Project Site and the Hollywood Freeway (US-101) located approximately 1.0 mile east of the

Project Site. Local access to the Project Site is provided by La Mirada Avenue and Vine Street. **(See attached Project Location Map.)**

**PROJECT DESCRIPTION:**

The 1235 Vine Street Project proposes the development of an eight-story, mixed use commercial building on the 0.9 acre Project Site, including areas to be merged. The Project would include the development of 109,190 square feet of office uses and 7,960 square feet of ground-floor restaurant and/or retail space. The proposed uses would be located within a single eight-story building with a maximum height of 101 feet, and would include parking within four subterranean levels and two above-grade levels. The Project would include excavations to a depth of 45 feet and approximately 57,675 cubic yards of export would be hauled from the Project Site. To accommodate the Project, three commercial buildings and five single-family residences totaling 26,484 square feet, along with associated surface parking, would be demolished. Upon completion, the Project would result in 117,150 square feet of floor area with a floor area ratio (FAR) of 3:1.

**Existing Uses**

Existing Uses	Maximum Sizes
<b>Commercial Land Uses</b>	
Retail	4,221 sf
Warehouse	11,620 sf
Restaurant/Bar	5,658 sf
<b>Total Commercial</b>	<b>21,499 sf</b>
<b>Residential Land Uses</b>	
	5 Single Family Dwelling Units
<b>Total Residential</b>	<b>4,985 sf</b>

**Proposed Uses**

Proposed Uses	Maximum Sizes
<b>Commercial Land Uses</b>	
Restaurant/Retail	7,960 sf
Office	109,190 sf
<b>Total Commercial</b>	<b>117,150 sf</b>

**REQUESTED ACTIONS:**

1. Pursuant to LAMC Section 11.5.6, a General Plan Amendment to amend the Hollywood Community Plan to redesignate the Project Site from a “Low Medium II Residential” and “Highway Oriented Commercial” to a “Community Commercial” land use designation;
2. Pursuant to LAMC Section 12.32-F and 12.32-Q, a Vesting Zone Change for westerly portions of the Project Site from RD1.5 to C2 to allow for commercial uses across the entire Project Site;
3. Pursuant to LAMC Section 12.32-F, a Height District Change from Height District No. 1XL and Height District No. 1D to Height District No. 2 with a D Limitation to allow a 3:1 FAR;
4. Pursuant to LAMC Section 12.24-U.14, a Conditional Use Permit for a Major Development Project for the construction of 100,000 square feet or more of non-residential or non-warehouse uses in the C2 zone;

5. Pursuant to LAMC Section 12.24.W.1, a Master Conditional Use Permit to allow the sale or dispensing of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with a 7,960 square foot restaurant/retail space;
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a development that creates, or results in an increase of 50,000 gross square feet or more of nonresidential floor area;
7. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map to merge the existing lots and an alley located between lots and accessible from La Mirada Avenue, and re-subdivide into a ground lot and airspace lots; and
8. Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

### **POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:**

Based on an Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality; Cultural Resources; Energy; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Land Use and Planning; Noise; Transportation; Tribal Cultural Resources; and Utilities and Service Systems (Water Supply and Energy Infrastructure).

### **PUBLIC SCOPING MEETING:**

A Public Scoping Meeting will be held in an online format using GoToWebinar to share information regarding the Project and the environmental review process. City staff, environmental consultants, and Project representatives will be available during this meeting which will begin with a presentation. After the Public Scoping Meeting has ended, a copy of the presentation will be posted to the Department of City Planning's website at <https://planning.lacity.org/development-services/eir>. The City encourages all interested individuals and organizations to attend this meeting. Questions may be submitted via the 'Questions' chat box in the control panel, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. A separate more detailed instructions page is included in this communication. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests will be scheduled after completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting are as follows:

**Date:** Wednesday, June 9, 2021

**Time:** 5:30 P.M.

**Virtual Location:** Visit [www.joinwebinar.com](http://www.joinwebinar.com) and enter webinar ID **371-341-955** and your email address.

### **FILE REVIEW AND COMMENTS:**

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. As a result of the Mayor's "Safer at Home" Order issued on March 19, 2020, means to access project-related materials in-person may be limited. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <https://planning.lacity.org/development-services/eir>.

The environmental file also may be available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. Please contact the Staff Planner listed below to schedule an appointment.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above and submit them in writing by **Friday, June 25, 2021, no later than 4:00 P.M.**

Please direct your comments to:


**Mail:** Kimberly Henry  
City of Los Angeles, Department of City Planning  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012

**E-Mail:** [kimberly.herny@lacity.org](mailto:kimberly.herny@lacity.org)

**ACCOMMODATIONS:**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Services such as translation between English and other languages may be provided upon written request submitted a minimum of seven (7) business days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

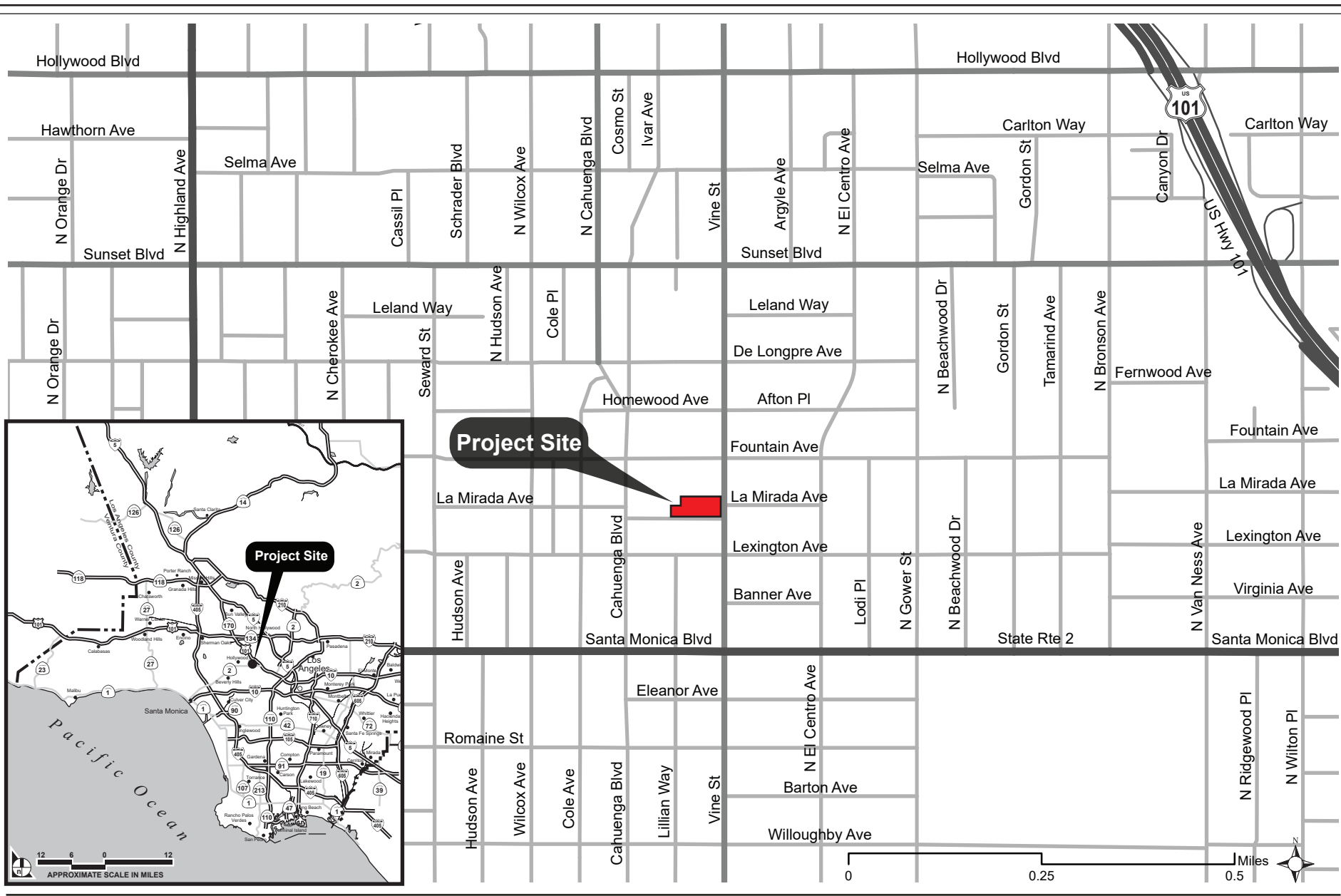
VINCENT P. BERTONI, AICP  
Director of Planning



Kimberly Henry  
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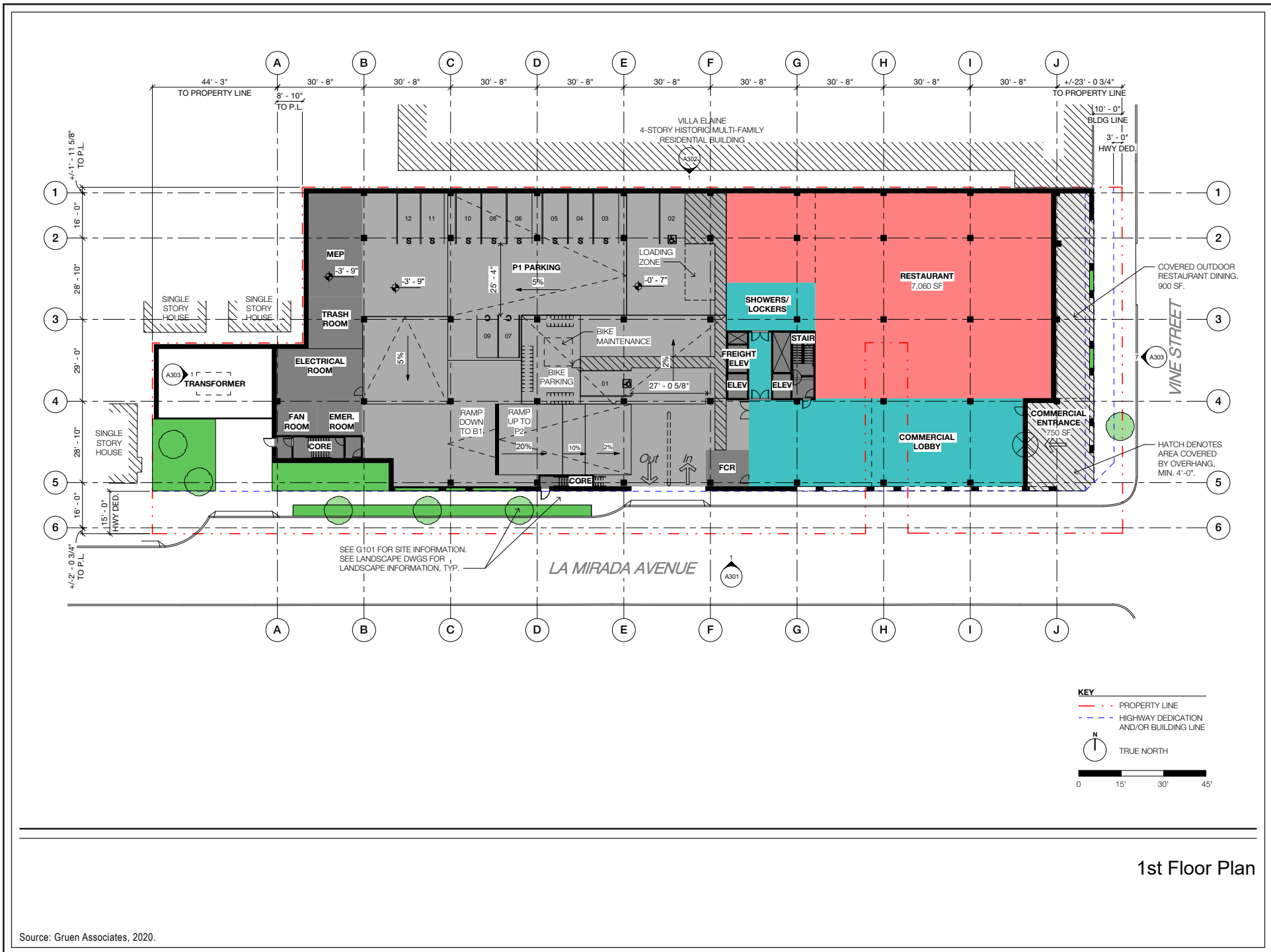
**Attachments:**

Project Location Map  
1<sup>st</sup> Floor Plan  
Conceptual Rendering  
GoToWebinar Instructions



Project Location Map

Source: Eyestone Environmental, 2020.



1st Floor Plan

Source: Gruen Associates, 2020.



Conceptual Rendering

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

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**RE: GoToWebinar Instructions for the 1235 Vine Street Project Scoping Meeting – 1223-1235 North Vine Street and 6311-6333 West La Mirada Avenue, Los Angeles, CA 90038; Case No. ENV-2020-1831-EIR**

**How to participate in the Virtual Public Scoping Meeting, scheduled for June 9, 2021 at 5:30PM**

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about the 1235 Vine Street Project (ENV-2020-1831-EIR) and have an opportunity to provide input as to what environmental topics the Environmental Impact Report of the Project should study. For this Virtual Public Scoping Meeting we will be using GoToWebinar as our virtual platform. To participate you will need access to a computer or smartphone. Please follow the instructions below to participate. If more detailed instructions are needed please visit: <https://support.goto.com/webinar/how-to-join-attendees>.

- 1) GoTo Webinar Registration: The link below will allow you to register for the Public Scoping Meeting, enter contact information, and receive a confirmation email with information about joining the webinar:  
<https://attendee.gotowebinar.com/register/4802358242426771212>
- 2) Join the meeting via your computer, tablet or smartphone. You may use the link in your confirmation email or go to [joinwebinar.com](https://joinwebinar.com) and enter webinar ID 371-341-995.
- 3) Listen to the presentation.
- 4) Ask Questions: Use the 'Questions' chat box in the control panel of GoToWebinar.
- 5) Submit Public Comment after the meeting. Please follow instructions on the Notice of Preparation.

**Note:** If you experience any technical difficulties during the meeting:

- Type in the 'Questions' chat box,
- Click the hand raise button (if using a computer),
- Or contact us at [kimberly.henry@lacity.org](mailto:kimberly.henry@lacity.org).