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**NOTICE OF INTENT TO ADOPT  
A NEGATIVE DECLARATION**

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

**Project Title:** ENV-2020-1620-ND

**Project Location:** 6360-6366 Hollywood Boulevard and 1646 Cosmo Street; Hollywood

**Project Description:** The Project Site is currently developed with a vacant 32,980-square-foot building, which most recently was occupied with commercial office uses. The building is four stories with a two-story elevator tower on the roof and a partially exposed basement and reaches a maximum height of 82 feet and 1 inch from the lowest point on grade. In its current form, the building is nonconforming in terms of height and floor area ratio (FAR). The Project includes adaptive reuse and rehabilitation of the building, in accordance with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Standards), and conversion of the building into a 57-room hotel with 8,885 square feet of restaurant and lounge uses. As part of the proposed work needed for adaptive reuse of the building, the existing elevator towers and utility sheds would be retained. The Project would incorporate an activate rooftop with a restaurant, pool, bar, and sunning area (Activated Rooftop) and the addition of approximately 835 square feet of new floor area on the rooftop level to house a restroom, bar, and prep kitchen (collectively the "Rooftop Improvement") for the Activated Rooftop. The maximum height of the small new additions would be approximately 10 feet shorter than that of the taller existing elevator tower and utility shed (those located closest to Hollywood Boulevard). The material of construction associated with the Rooftop Improvement would be differentiated from and compatible with the existing building. The new construction would be concentrated at the southeast corner of the building rooftop adjacent to the second, shorter existing elevator tower and the utility shed (those located closest to the alley), and would not be visible from the Hollywood Boulevard. The swimming pool would be approximately four to five feet deep, would be built over the roof, and would not be visible over the parapet. The new additions would not alter the existing historic material, features, and spatial relationships that characterize the Historic District. Under the Project, the existing exterior of the building would be retained and rehabilitated in conformance with the Standards. The highly visible Hollywood Boulevard and Cosmo Street elevations of the building would be retained and preserved, thus retaining the existing character-defining

appearance of the building in relation to the Historic District. To allow for implementation of the Project, the following discretionary approvals are required: 1) Vesting Zone and Height District Change, pursuant to LAMC Section 12.32 F and Q, from C4-2D-SN to C2-2D-SN to remove the D Limitation and impose a new D Limitation, allowing a maximum FAR of 4.5:1 and a height of approximately 82 feet and 1 inch; 2) Conditional Use Permit, pursuant to Section 12.24.W.1, to permit the on-site sale and consumption of a full line of alcoholic beverages in the basement bar/lounge, the ground-floor restaurant bar/lounge, the mezzanine lounge, and the Activated Rooftop; 3) A Waiver of Dedications or Improvements, pursuant to LAMC Section 12.37.I, to waive the Project Site's dedication requirements along Cosmo Street and at the corner of Cosmo Street and Hollywood Boulevard; 4) A Variance pursuant to LAMC Section 12.27 to eliminate two vehicle parking spaces otherwise required by LAMC Section 12.21.A.4(x)(3)2; and 5) A Variance pursuant to LAMC Section 12.27 to eliminate two long-term bicycle parking spaces and two short-term bicycle parking spaces otherwise required by LAMC Section 12.21.A.16(a)(2).

**Schedule:** The City of Los Angeles will receive comments on the negative declaration beginning February 3, 2022 for 20 days, ending February 23, 2022. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the negative declaration and all documents referenced in the proposed negative declaration are available for review during the lead agency's normal business hours at: City of Los Angeles Planning Dept., 200 N. Spring St., Room 763, Los Angeles, CA 90012.

Signature:  \_\_\_\_\_ Date: January 28, 2022