



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

May 30, 2023

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

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2022-6688-EIR
<b>PROJECT NAME:</b>	6000 Hollywood Boulevard
<b>PROJECT APPLICANT:</b>	6000 Hollywood Boulevard Associates, LLC
<b>PROJECT ADDRESS:</b>	5950 – 6048 W. Hollywood Blvd. and 6037 W. Carlton Way, Los Angeles, CA 90028
<b>COMMUNITY PLAN AREA:</b>	Hollywood
<b>COUNCIL DISTRICT:</b>	13 – Soto-Martinez
<b>PUBLIC COMMENT PERIOD:</b>	May 30, 2023 – June 29, 2023

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 6000 Hollywood Boulevard 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.

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

The 6000 Hollywood Boulevard Project (Project) is a new mixed-use development proposed on a 163,327 square-foot (3.75-acre) site comprised of nine lots south of Hollywood Boulevard (Hollywood Lot) and one adjoining lot along Carlton Way between Bronson Avenue to the east and Gower Street to the west (Carlton Lot). The Hollywood Lot is currently developed as an automotive dealership for Toyota, and includes a showroom, parts storage structure, auto repair facility with five service bays, and surface parking. The existing structures on the Hollywood Lot total approximately 31,833 square feet while the Carlton Lot is developed with surface parking. The Project Site is located in the Hollywood Community Plan area of the City of Los Angeles. (See attached Project Location Map).

#### **PROJECT DESCRIPTION:**

The Project would include 342,643 square feet of residential uses (350 units), 136,000 square feet of commercial office uses, and 22,542 square feet of commercial uses, including 18,004 square feet of retail, 4,038 square feet of restaurant uses, and 500 square feet of support uses. The Project would demolish 31,833 square feet of existing commercial uses and parking. The proposed uses would be provided within a 35-story residential building, a six-story office building, and 11 townhome style structures, which would all be atop a parking podium

with frontage along Hollywood Boulevard. An additional 46 residential units would be provided within a four-story residential building with frontage along Carlton Way. The Project would include a total of 894 vehicle parking spaces within three subterranean parking levels that would extend to a maximum depth of 30 feet. The Project would include a total of 42,602 square feet of open space, including 23,526 square feet of publicly accessible privately owned open space and 19,076 square feet of private open space. Upon completion, the Project would comprise a total floor area of 501,185 square feet with an overall FAR of 3.08:1.

**Existing Uses to be Removed**

Existing Uses	Sizes
<b>Commercial Land Uses</b>	
Auto Dealership	31,833 sf
<b>Total Commercial</b>	<b>31,833 sf</b>

**Proposed Uses**

Proposed Uses	Maximum Sizes
<b>Commercial Land Uses</b>	
Retail	18,004 sf
Restaurant	4,038 sf
Support	500 sf
Office	136,000 sf
<b>Total Commercial</b>	<b>158,542 sf</b>
<b>Residential Land Uses</b>	
	350 units
<b>Total Residential</b>	<b>342,643 sf</b>
<b>Open Space</b>	
<b>Total Open Space</b>	<b>42,602 sf</b>

**REQUESTED ACTIONS:**

1. Pursuant to LAMC Section 12.22 A.25, Density Bonus Compliance Review for a project totaling 350 dwelling units, including 44 dwelling units for Very Low income household occupancy, with the following two On-Menu Incentives: (1) a Floor Area Ratio increase on the Hollywood Lot from 1.5:1 to 3:1 and on the Carlton Lot from 3:1 to 4.05:1 under LAMC Section 12.22 A.25(f)(4), and (2) FAR, density, parking, open space, vehicle parking averaging across the entire property;
2. Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit to allow for and the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant use;
3. Pursuant to LAMC 16.05, a Site Plan Review to allow for a development which creates more than 50 dwelling units and over 50,000 square feet of commercial floor area;
4. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map to subdivide the Project Site into nine lots and a Haul Route for the export of approximately 181,000 cubic yards of soil; and
5. 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 (Archaeological Resources), Energy, Geology and Soils (Paleontological Resources), Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Public Services (Fire and Police), Transportation, Tribal Cultural Resources, Utilities and Service Systems (Water Supply and Infrastructure, Wastewater, and Energy), and Mandatory Findings of Significance.

**FILE REVIEW AND COMMENTS:**

The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Room 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. 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/> by clicking on the following:

1. Development Services;
2. Environmental Review;
3. Published Documents;
4. Environmental Impact Records (EIR); and
5. Search for EIR Project Title "6000 Hollywood Boulevard" or corresponding Case No. "ENV-2022-6688-EIR"

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 Thursday, June 29, 2023, **no later than 4:30 p.m.**

Please direct your comments to:

**Mail:** Bob Babajian, Planning Assistant  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street, Room 1350  
Los Angeles, CA 90012

**Email:** bob.babajian@lacity.org

VINCENT P. BERTONI, AICP  
Director of Planning

A handwritten signature in black ink, appearing to read 'Bob Babajian', with a horizontal line extending to the right.

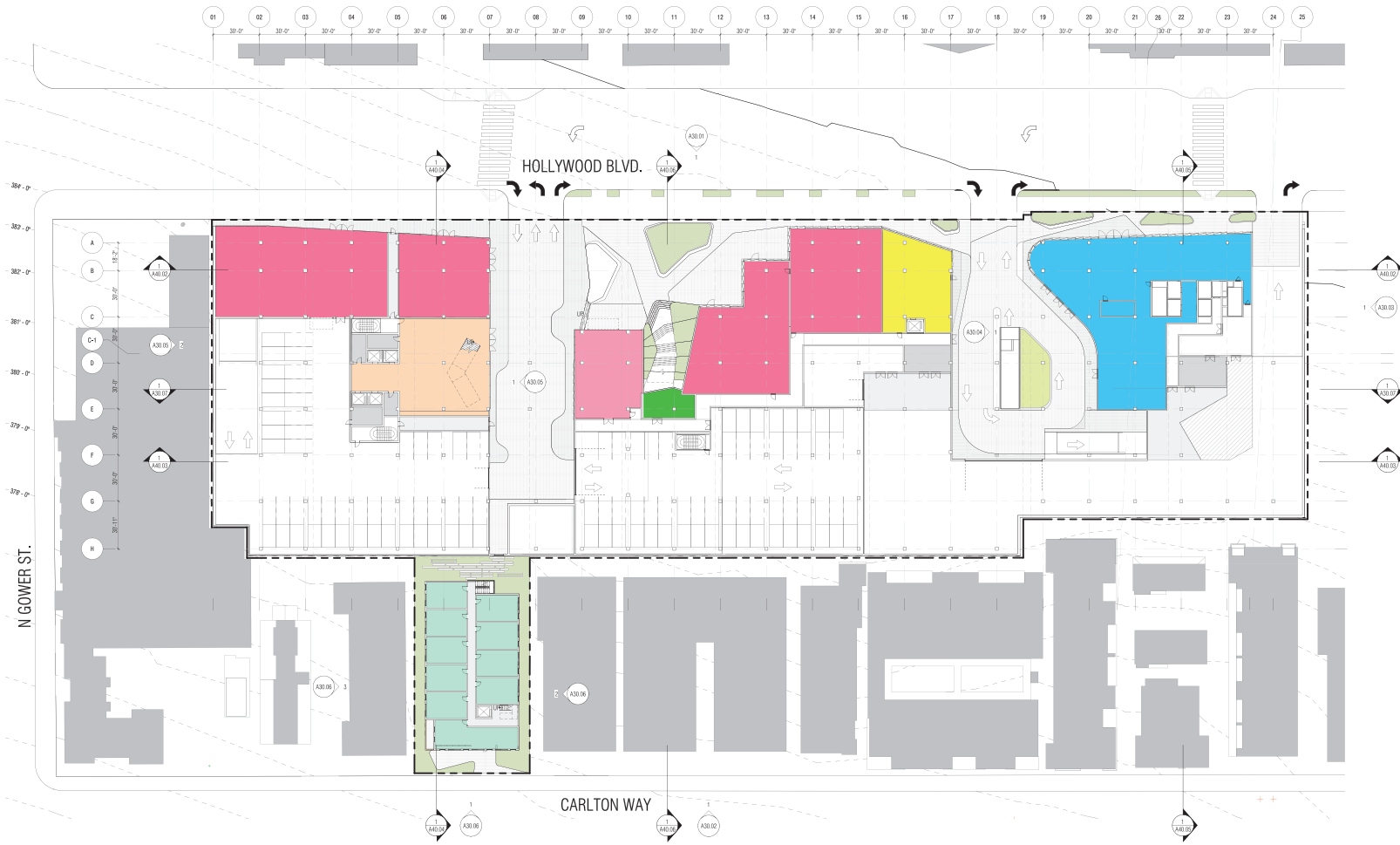
Bob Babajian  
Major Projects Section  
Department of City Planning  
(213) 978-1305

**Attachments:**  
Project Location Map  
Conceptual Site Plan



Project Location Map

Source: ArcGIS, 2023; Eyestone Environmental, 2023.



**LEGEND**

<span style="color: #e91e63;">■</span> RETAIL	<span style="color: #008000;">■</span> BIKE PARKING - LONG TERM
<span style="color: #ff9800;">■</span> F&B	<span style="color: #ff0000;">■</span> RETAIL PARKING
<span style="color: #ffcc00;">■</span> OFFICE LOBBY	<span style="color: #ff4500;">■</span> F&B PARKING
<span style="color: #ff8c00;">■</span> OFFICE	<span style="color: #ffa500;">■</span> OFFICE PARKING
<span style="color: #0000ff;">■</span> RESIDENTIAL LOBBY	<span style="color: #0000ff;">■</span> RESIDENTIAL PARKING
<span style="color: #ffff00;">■</span> STUDIO	<span style="color: #0000ff;">■</span> TANGENT
<span style="color: #90ee90;">■</span> 1 BEDROOM	<span style="color: #0000ff;">■</span> STANDARD
<span style="color: #66c2e9;">■</span> 2 BEDROOM	<span style="color: #0000ff;">■</span> COMPACT
<span style="color: #4682b4;">■</span> 3 BEDROOM	<span style="color: #0000ff;">■</span> PARALLEL PARKING STALL

Conceptual Site Plan

Source: Officeuntitled, 2023.