



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

November 7, 2024

Puede obtener información en Español acerca de este documento llamando al (818) 374-5035

ENVIRONMENTAL CASE NO.:	ENV-2022-6688-EIR
STATE CLEARINGHOUSE NO.:	2023050659
PROJECT NAME:	6000 Hollywood Boulevard
PROJECT APPLICANT:	6000 Hollywood Boulevard Associates, LLC
PROJECT ADDRESS:	5950 – 6048 West Hollywood Blvd. and 6037 West Carlton Way, Los Angeles, CA 90028
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	13 – Soto-Martinez
PUBLIC COMMENT PERIOD:	November 7, 2024 – December 23, 2024

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 6000 Hollywood Boulevard 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 Project proposes a mixed-use development comprised of 350 residential units (of which 44 units will be reserved for Very Low Income households), 136,000 square feet of office uses, 18,004 square feet of retail uses, and 4,038 square feet of restaurant uses. The proposed uses would be in three primary buildings, Buildings A, B, and C, and 11 low-rise structures dispersed throughout the Site. Building A would be a 136,000-square foot six-story office and retail building, Building B would be a 289,079 square-foot 35-story residential tower, and Building C would be a 23,560 square-foot four-story residential building; 11 low-rise structures ranging from two to four stories would be interspersed throughout the Site. One of the low-rise structures would be a 4,038-square foot two-story restaurant and the remaining 10 structures would include 38 residential townhomes. Upon completion, the Project would result in a total floor area of 501,185 square feet on an 3.7-acre Site, for a Floor Area Ratio (FAR) of 3.1:1 and a maximum building height of 419 feet. All of the existing improvements and uses on the Project Site would be demolished.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to: on-site construction noise, off-site construction noise, on-site construction vibration with respect to human annoyance, and off-site vibration with respect to human annoyance. In addition, the Project would result in significant cumulative impacts that cannot be feasibly mitigated with regard to on-site and off-site construction noise and on-site and off-site construction vibration with respect to human annoyance. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

The Draft EIR and the documents referenced in the Draft EIR are available for public review 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 Draft EIR is available online at the Department of City Planning's website at <http://planning.lacity.gov/development-services/eir> and 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 Branch Library 1623 Ivar Avenue, Los Angeles, CA 90028
- 3) Will and Ariel Durant Branch Library, 7140 W. Sunset Boulevard Los Angeles, CA 90046

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 **Monday, December 23, 2024 no later than 4:00 p.m.**

Please direct your comments to:

Mail: Kathleen King
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

E-mail: Kathleen.king@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Kathleen King
Major Projects Section
Department of City Planning
(213) 847-3624