



6000 Hollywood Boulevard Project

Environmental Case: ENV-2022-6688-EIR
State Clearinghouse No. 2023050659

Project Location: 5950–6048 West Hollywood Boulevard, and 6037 West Carlton Way, Los Angeles, CA 90028

Community Plan Area: Hollywood

Council District: 13—Soto-Martinez

Project Description: The Project is a new mixed-use development that 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 remove 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 and be located within the Hollywood Lot. A four-story residential building with 46 residential units would be located within the Carlton Lot. The Project would include a total of 894 parking spaces within three subterranean parking levels. 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.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Eyestone Environmental, LLC

APPLICANT:

6000 Hollywood Boulevard Associates, LLC

Table of Contents

	<u>Page</u>
I. EXECUTIVE SUMMARY	I-1
II. PROJECT DESCRIPTION	II-1
III. ENVIRONMENTAL SETTING	III-1
A. Overview of Environmental Setting	III-1
B. Related Projects	III-5
IV. ENVIRONMENTAL IMPACT ANALYSIS	IV.A-1
A. Air Quality	IV.A-1
B. Cultural Resources—Archaeological Resources	IV.B-1
C. Energy	IV.C-1
D. Geology and Soils—Paleontological Resources	IV.D-1
E. Greenhouse Gas Emissions	IV.E-1
F. Hazards and Hazardous Materials	IV.F-1
G. Land Use and Planning	IV.G-1
H. Noise	IV.H-1
I.1 Public Services—Fire Protection	IV.I.1-1
I.2 Public Services—Police Protection	IV.I.2-1
J. Transportation	IV.J-1
K. Tribal Cultural Resources	IV.K-1
L.1 Utilities and Service Systems—Water Supply and Infrastructure	IV.L.1-1
L.2 Utilities and Service Systems—Wastewater	IV.L.2-1
L.3 Utilities and Service Systems—Energy Infrastructure	IV.L.3-1
V. ALTERNATIVES	V-1
A. Alternative 1: No Project	V-15
B. Alternative 2: No Below-Grade Parking Alternative	V-24
C. Alternative 3: Reduced Development Alternative	V-47
D. Alternative 4: All Residential Use Alternative	V-69
E. Environmentally Superior Alternative	V-96

	<u>Page</u>
VI. OTHER CEQA CONSIDERATIONS	VI-1
VII. REFERENCES.....	VII-1
VIII. ACRONYMS AND ABBREVIATIONS	VIII-1
IX. LIST OF PREPARERS	IX-1

List of Appendices

Appendix A Initial Study, NOP, and NOP Comment Letters

Appendix A.1 Initial Study

Appendix A.2 Notice of Preparation

Appendix A.3 NOP Comment Letters

Appendix B Air Quality and Greenhouse Gas Emissions

Appendix B.1 Air Quality and Greenhouse Gas Emissions Methodology

Appendix B.2 Air Quality Worksheets

Appendix B.3 Greenhouse Gas Worksheets

Appendix B.4 Modeling Output Files

Appendix C Archaeological Resources Assessment

Appendix D Energy Analysis Worksheets

Appendix E Paleontological Resources Assessment

Appendix F Hazards

Appendix F.1 Phase I Environmental Site Assessment Report

Appendix F.2 Phase II Environmental Site Assessment Summary Letter

Appendix G Land Use Tables

Appendix H Noise Calculation Worksheets

Appendix I Public Service Provider Response Letters

Appendix I.1 Los Angeles Fire Department Letter

Appendix I.2 Los Angeles Police Department Letter

List of Appendices

Appendix J Transportation

Appendix J.1 Transportation Assessment

Appendix J.2 Los Angeles Department of Transportation Assessment Letter

Appendix K Tribal Cultural Resources Assessment

Appendix L Water Supply Assessment

Appendix M Utility Infrastructure Technical Report

Appendix N Alternatives Analyses

Appendix N.1 Alternatives Noise Worksheets

Appendix N.2 VMT Calculator Output for Alternative 3

Appendix N.3 VMT Calculator Output for Alternative 4

List of Figures

<u>Figure</u>	<u>Page</u>
II-1	Project Location Map II-3
II-2	Aerial Photograph of Project Site and Vicinity..... II-4
II-3	Plot Plan II-10
II-4	Hollywood Lot Ground Floor Plan II-11
II-5	Hollywood Lot Level 2 Floor Plan and Carlton Lot Level 3 Floor Plan II-12
II-6	Hollywood Lot Level 3 Floor Plan and Carlton Lot Level 4 Floor Plan II-13
II-7	Level 13 Floor Plan..... II-14
II-8	Carlton Lot Ground Floor Plan II-15
II-9	Conceptual Rendering II-18
II-10	Conceptual Rendering II-19
II-11	Conceptual Landscape Plan II-20
III-1	Related Projects Location Map III-11
IV.A-1	2022 AQMP Ozone Trends IV.A-23
IV.A-2	SCAQMD SRAs..... IV.A-26
IV.A-3	MATES V Total Cancer Risk for Project Area..... IV.A-29
IV.A-4	Air Quality Sensitive Receptors Locations IV.A-30
IV.F- 1	Soil Boring Locations IV.F-28
IV.G-1	Land Use Designations for the Project Site and VicinityIV.G-12
IV.G-2	Existing and Proposed ZoningIV.G-17
IV.H-1	Decibel Scale and Common Noise Sources IV.H-3
IV.H-2	Guidelines for Noise Compatible Land Use IV.H-13
IV.H-3	Noise Measurement LocationsIV.H-19
IV.I.1-1	Fire Stations in the Vicinity of the Project SiteIV.I.1-15
IV.I.2-1	Police Station Serving the Project Site IV.I.2-9

<u>Figure</u>		<u>Page</u>
V-1	Alternative 2 Conceptual Site Plan	V-25
V-2	Alternative 3 Conceptual Site Plan	V-48
V-3	Alternative 4 Conceptual Site Plan	V-70

List of Tables

<u>Table</u>	<u>Page</u>
I-1	Summary of Impacts Under the Project I-9
II-1	Summary of Existing and Proposed Floor Area II-9
III-1	Related Projects III-9
IV.A-1	Ambient Air Quality Standards IV.A-3
IV.A-2	Summary of Ambient Air Quality in the Project Vicinity IV.A-27
IV.A-3	Estimated Daily Regional Operational Criteria Pollutant Emissions— Baseline IV.A-32
IV.A-4	SCAQMD Air Quality Significance Thresholds IV.A-36
IV.A-5	Project Consistency with City of Los Angeles General Plan (Air Quality Element) IV.A-54
IV.A-6	Estimate of Maximum Regional Project Daily Construction Emissions (pounds per day) IV.A-60
IV.A-7	Estimate of Net Increase in Maximum Regional Project Daily Operational Emissions—At Project Buildout (2031) IV.A-62
IV.A-8	Estimate of Maximum Localized Daily Project Construction Emissions—Unmitigated (pounds per day) IV.A-64
IV.A-9	Estimate of Maximum Localized Project Daily Operational Emissions—At Project Buildout (2031) (pounds per day) IV.A-65
IV.C-1	Summary of Energy Use During Project Construction IV.C-26
IV.C-2	Estimate of Net Increase in Annual Energy Use at Project Buildout (2029) IV.C-30
IV.D-1	Natural History Museum Fossil Localities Near the Project Site IV.D-5
IV.E-1	Description of Identified GHGs IV.E-5
IV.E-2	Atmospheric Lifetimes and Global Warming Potentials IV.E-6
IV.E-3	Estimated Statewide Greenhouse Gas Emissions Reductions in the 2022 Scoping Plan IV.E-16

<u>Table</u>	<u>Page</u>
IV.E-4 Major Climate Legislation and Executive Orders Enacted Since the 2017 Scoping Plan.....	IV.E-17
IV.E-5 California GHG Inventory (million metric tons CO ₂ e)	IV.E-43
IV.E-6 Consistency with Applicable GHG Emissions Goals and Actions of City’s Green New Deal	IV.E-71
IV.E-7 Project Consistency with 2045 Carbon Neutrality Goals.....	IV.E-76
IV.E-8 Construction-Related Emissions (MTCO ₂ e).....	IV.E-79
IV.E-9 Estimate of Net Increase in Annual GHG Emissions—At Project Buildout (2029) (metric tons of carbon dioxide equivalent [MTCO ₂ e])	IV.E-80
IV.F-1 Conservation Element—Resource Management (Fossil Library): Petroleum (Oil and Gas)	IV.F-18
IV.H-1 Construction Vibration Damage Criteria	IV.H-12
IV.H-2 Groundborne Vibration and Groundborne Impact Criteria for General Assessment	IV.H-12
IV.H-3 City of Los Angeles Presumed Ambient Noise Levels	IV.H-16
IV.H-4 City of Los Angeles Guidelines for Noise Compatible Land Use	IV.H-17
IV.H-5 Description of Noise Measurement Locations.....	IV.H-20
IV.H-6 Existing Ambient Noise Levels.....	IV.H-22
IV.H-7 Vehicle Mix for Traffic Noise Model	IV.H-24
IV.H-8 Existing Roadway Traffic Noise Levels	IV.H-25
IV.H-9 Construction Equipment Noise Levels	IV.H-33
IV.H-10 Construction Noise Impacts	IV.H-34
IV.H-11 Construction Noise Impacts—Overlapping Construction	IV.H-36
IV.H-12 Construction Noise Impacts—Nighttime Mat Foundation	IV.H-37
IV.H-13 Off-Site Construction Truck Noise Levels	IV.H-38
IV.H-14 Off-Site Construction Truck Noise Levels—Overlapping Construction	IV.H-40
IV.H-15 Off-Site Utility Improvements Construction Noise Levels.....	IV.H-41
IV.H-16 Estimated Noise Levels from Mechanical Equipment.....	IV.H-43
IV.H-17 Outdoor Use Analysis Assumptions.....	IV.H-44
IV.H-18 Estimated Noise Levels from Outdoor Spaces	IV.H-44

<u>Table</u>	<u>Page</u>
IV.H-19 Estimated Noise Levels from Loading Dock and Trash Compactors	IV.H-46
IV.H-20 Roadway Traffic Noise Impacts—Future Plus Project	IV.H-47
IV.H-21 Roadway Traffic Noise Impacts—Existing Plus Project	IV.H-49
IV.H-22 Composite Noise Impacts	IV.H-50
IV.H-23 Construction Noise Impacts—With Mitigation Measures	IV.H-54
IV.H-24 Construction Noise Impacts—Overlapping Construction with Mitigation Measures.....	IV.H-56
IV.H-25 Construction Noise Impacts—Nighttime Mat Foundation With Mitigation Measures.....	IV.H-57
IV.H-26 Off-Site Utility Improvements Construction Noise Levels with Mitigation Measures.....	IV.H-58
IV.H-27 Construction Vibration Impacts—Building Damage	IV.H-60
IV.H-28 Construction Vibration Impacts—Human Annoyance	IV.H-62
IV.H-29 Cumulative Roadway Traffic Noise Impacts	IV.H-71
IV.I.1-1 Relevant General Plan Framework Element Infrastructure and Public Services Goals, Objectives, and Policies	IV.I.1-7
IV.I.1-2 Relevant General Plan Safety Element Goals, Objectives, and Policies	IV.I.1-9
IV.I.1-3 LAFD Stations Located in the Vicinity of the Project Site.....	IV.I.1-16
IV.I.1-4 Average Emergency Medical Service and Structure Fire Response Times.....	IV.I.1-18
IV.I.2-1 Relevant General Plan Framework Element Infrastructure and Public Services Goals, Objectives, and Policies	IV.I.2-5
IV.I.2-2 Estimated Service Population from Related Projects within the Hollywood Division.....	IV.I.2-18
IV.J-1 Project Consistency With Mobility Plan 2035.....	IV.J-30
IV.J-2 Project Consistency With Plan for a Healthy Los Angeles.....	IV.J-37
IV.J-3 VMT Analysis Summary	IV.J-43
IV.L.1-1 Applicable General Plan Utilities and Service Systems Goals, Objectives, and Policies: Framework Element—Chapter 9, Infrastructure and Public Services	IV.L.1-14

<u>Table</u>	<u>Page</u>
IV.L.1-2 Los Angeles Department of Water and Power Water Supply for Fiscal Years 2017–2018 through 2021–2022	IV.L.1-17
IV.L.1-3 Local Groundwater Basin Supply.....	IV.L.1-21
IV.L.1-4 LADWP Water Demand and Supply Projections	IV.L.1-29
IV.L.1-5 Project Estimated Water Demand.....	IV.L.1-37
IV.L.1-6 Cumulative Water Demand.....	IV.L.1-42
IV.L.2-1 Existing Capacity of Hyperion Service Area	IV.L.2-8
IV.L.2-2 Estimated Wastewater Generation	IV.L.2-13
IV.L.2-3 Cumulative Wastewater Generation	IV.L.2-19
V-1 Summary Comparison of Development Proposed under Alternatives to the Project.....	V-4
V-2 Comparison of Impacts Associated with the Alternatives	V-10
V-3 Estimated Operational Water Demand for Alternative 4	V-89
V-4 Estimated Operational Wastewater Generation for Alternative 4.....	V-91