

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: _____
 Lead Agency: _____ Contact Person: _____
 Mailing Address: _____ Phone: _____
 City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____
 Cross Streets: _____ Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation: _____

Project Description: (please use a separate page if necessary)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____  _____ Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

The Hollywood Central Project (Project) is a mixed-use project including 633 residential units with 67,328 square feet of restaurant/retail space (of which, 24,924 square feet is existing and will remain) and 44,778 square feet of office (of which, 14,290 is existing and will remain) encompassing 8 buildings (4 of which are existing structures and will remain) between two locations (Sites 1 and 2) in the City of Los Angeles (Project Site). The Project includes 66,275 square feet of open space. The Project would include two subterranean parking structures which would provide 444 automobile parking stalls. The Project would provide 60 short-term and 338 long-term bicycle parking spaces.

Approvals required for development of the Project may include, but are not limited to, the following:

SITE 1:

1. Density Bonus Project with Ministerial Parking Reduction, Off-Menu Incentives and Waivers of Development Standards, pursuant to LAMC Section 12.22.A.25 and Gov. Code 65915 (as applicable), for a Project that sets aside 10% of its base density, or 40 units, for VLI households, with the following incentives and waivers:
 - i. An incentive to allow commercial uses within the P Parcels.
 - ii. An incentive to allow a FAR increase across the entire Property to allow 4.76 to 1 FAR in lieu of the otherwise permitted FAR.
 - iii. 2 waivers of LAMC Section 12.21.C.2 building separation requirements:
 - a. Waiver of Building 2 to Building 1 separation requirement to allow 26 feet and 9 inches in lieu of 42 feet.
 - b. Waiver of Building 2 to Building 3 separation requirement to allow 20 feet in lieu of 42 feet.
 - iv. 5 waivers of LAMC 12.16.C.2's following side yard requirements:
 - a. Waiver of Building 1's northerly residential side yard requirement to allow 10 feet and 2 inches in lieu of the 16 feet requirement.
 - b. Waiver of Building 1's westerly residential side yard requirement to allow 5 feet and 5 inches in lieu of the 16 feet requirement.
 - c. Waiver of Building 2's southerly residential side yard requirement to allow 5 feet and 3 inches in lieu of the 16 feet requirement.
 - d. Waiver of Building 3's easterly residential side yard requirement to allow 11 feet in lieu of the 16 feet requirement.
 - e. Waiver of Building 3's southerly residential side yard requirement to allow 10 feet and 1 inch in lieu of the 16 feet requirement.
2. Site Plan Review, pursuant to LAMC Section 16.05.C.1(b), for a project that results in an increase of more than 50 dwelling units;
3. A Waiver of Dedications or Improvements, pursuant to LAMC Section 12.37.I, to waive:
 - a. The Project's 5-foot dedication requirements along North Cherokee Avenue.
 - b. The Project's 5-foot dedication requirement along North Las Palmas Avenue.

SITE 2:

1. Density Bonus Project with Ministerial Parking Reduction, Off-Menu Incentives and Waivers of Development Standards, pursuant to LAMC Section 12.22.A.25 and Gov. Code 65915 (as applicable), for a project that will set aside 11% of base density, 27 dwelling units, for VLI, but does not seek a density bonus, with the following incentives and waivers:
 - i. An incentive to allow a FAR of approximately 4.5:1;

- ii. An incentive to allow 7 commercial parking spaces in lieu of the otherwise applicable LAMC requirements;
 - iii. A Waiver of Development Standards pursuant to Government Code Section 65915(e) to allow for a maximum height of approximately 154' 6 ¼" in lieu of the otherwise required 45 feet;
 - iv. A Waiver of Development Standards to permit reduced side yard setbacks of 10'4" in lieu of the otherwise required 16' requirement;
 - v. A Waiver of Dedication and Improvement pursuant to LAMC Section 12.37.I, for the portion of the Project along N. Cherokee Avenue, as the dedication or improvement required is physically impractical;
2. A Master Conditional Use Permit, pursuant to LAMC Section 12.24.W.1, to permit the on-site sale and consumption of a full line alcoholic beverages throughout the Project's restaurant component that consists of 5 restaurants including outdoor patios; and
 3. Site Plan Review, pursuant to LAMC Section 16.05.C.1(b), for a project that results in an increase of more than 50 dwelling units.