



NOTICE OF AVAILABILITY TO ADOPT A SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT

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 Sustainable Communities Environmental Assessment (SCEA) 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 SCEA to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: Hollywood Central Project (I & II); ENV-2022-3868-SCEA

Project Location: 1610 to 1638 N. Las Palmas Avenue; 6626 to 6636 W. Hollywood Boulevard; 1623 to 1645 and 1638 to 1644 N. Cherokee Avenue, Los Angeles, California, 90028

Project Description: 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 1/4" 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.

Schedule: The City of Los Angeles will receive comments on the Sustainable Communities Environmental Assessment beginning January 25, 2024 and ending February 26, 2024. The City of Los Angeles, as lead agency, will make a determination on the project following a Hearing Officer public hearing and City Planning Commission hearing, to be scheduled.

Copies of the Sustainable Communities Environmental Assessment and all documents referenced in the Sustainable Communities Environmental Assessment are available on the Department of City Planning's website at <https://planning.lacity.org/development-service/environmental-review/scea>. You may contact More Song at More.Song@lacity.org or (213) 978-1319 to schedule an appointment to review the case file.

Signature:  _____ Date: January 19, 2024