



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Memorandum

Date: July 30, 2019
To: All Reviewing Agencies
From: Scott Morgan, Director
Re: SCH # 2016101009
CitizenM Hollywood & Vine

Pursuant to the attached letter, the Lead Agency has *extended* the review period for the above referenced project to **August 29, 2019** to accommodate the review process. All other project information remains the same.

cc: Erin Stelich
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

**DEPARTMENT OF
CITY PLANNING**

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July 30, 2019

NOTICE OF EXTENSION

THIS IS TO SERVE NOTICE THAT THE FINAL DAY OF THE COMMENT PERIOD FOR
DRAFT EIR CASE NO. ENV-2016-2846-EIR (SCH NO. 2016101009)
HAS BEEN EXTENDED FROM July 30, 2019 TO August 29, 2019

TO: Owners of Property and Occupants and Other Interested Parties

PROJECT NAME: citizenM Hollywood & Vine

SITE LOCATION: 1718 N. Vine Street, Los Angeles, CA 90028

COMMUNITY PLAN AREA: Hollywood Community Plan Area

COUNCIL DISTRICT: 13—Mitch O'Farrell

COMMENT REVIEW PERIOD: June 13, 2019—August 29, 2019

PROJECT DESCRIPTION: The Project includes development of a hotel on an approximately 0.28-acre site located at 1718 N. Vine Street (Project Site) in the Hollywood community of the City. The Project would include 240 guest rooms, approximately 2,742 square feet of guest amenities, and approximately 5,373 square feet of shared guest and public spaces. The building would have a maximum height of 185 feet and would consist of 13 above-ground levels (including a mechanical mezzanine level above Level 1) and five subterranean levels. The Project would provide 79 vehicular parking spaces and 72 bicycle parking spaces within five subterranean levels of parking in accordance with LAMC requirements. All vehicular parking would be valet only. Upon completion, the Project would result in approximately 73,440 square feet of new floor area and a maximum floor area ratio (FAR) of 6:1.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable Project-level impacts related to on-site noise and vibration (human annoyance) and off-site vibration (human annoyance) during construction. In addition, the Project would result in significant and unavoidable cumulative on-site noise, off-site noise, on-site vibration (human annoyance), and off-site vibration (human annoyance) during construction. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENT: 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 N. 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 also available online at the Department of City Planning's website at <http://planning.lacity.org> (click on the "Environmental Review" tab on the left-hand side, then "Draft EIR," and click on the Project title), and copies are also available at the following Library Branches:

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE

- 1) Central Library, 630 W. 5th Street, Los Angeles, CA 90071
- 2) Francis Howard Goldwyn Hollywood Regional Library, 1623 N. Ivar Avenue, Los Angeles, CA 90028
- 3) Will & Ariel Durant Branch Library, 7140 W. Sunset Boulevard, Los Angeles, CA 90046
- 4) John C. Fremont Branch Library, 6121 Melrose Avenue, Los Angeles, CA 90038

The Draft EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact Erin Strelch at (213) 847-3626 to purchase copies.

The review period for the Draft EIR begins on June 13, 2019, and ends on August 29, 2019. If you wish to submit comments regarding the Draft EIR, please reference the file number above and submit them in writing by 4:00 p.m. on August 29, 2019.

Please direct your comments to:

Erin Strelch
Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: erin.strelch@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Erin Strelch
Major Projects Section
Department of City Planning
(213) 847-3626

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 # 2016101009

Project Title: CitizenM Hollywood & Vine

Lead Agency: City of Los Angeles, Department of City Planning Contact Person: Erin Strelch
Mailing Address: 221 N. Figueroa Street, Suite 1350 Phone: 213-847-3626
City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles/Hollywood
Cross Streets: Hollywood Boulevard and Vine Street Zip Code: 90028
Longitude/Latitude (degrees, minutes and seconds): 34 ° 06 ' 08.2 " N / 118 ° 19 ' 35.3 " W Total Acres: 0.37 gross/0.28 net
Assessor's Parcel No.: 5546-030-027 Section: S11 Twp.: T1S Range: R14W Base:
Within 2 Miles: State Hwy #: SR 110, SR 2 Waterways:
Airports: Railways: Metro Red Line Schools: Hollywood High

Document Type:

CEQA: [] NOP [] Early Cons [] Neg Dec [] Mit Neg Dec [x] Draft EIR [] Supplement/Subsequent EIR (Prior SCH No.) [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI Other: [] Joint Document [] Final Document [] Other:

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE

Local Action Type:

[] General Plan Update [] Specific Plan [x] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [x] Redevelopment
[] General Plan Element [] Planned Unit Development [x] Use Permit [] Coastal Permit
[] Community Plan [x] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[x] Commercial: Sq.ft. 73440 Acres _____ Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational: _____
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[] Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

C4-2D-SN, Regional Center Commercial

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

The proposed project (Project) includes development of a hotel on an approximately 0.28-acre site located at 1718 N. Vine Street (Project Site) in the Hollywood community of the City of Los Angeles (City). The Project would include 240 guest rooms, approximately 2,742 square feet of guest amenities, and approximately 5,373 square feet of shared guest and public spaces. The building would have a maximum height of 185 feet and would consist of 13 above-ground levels (including a mechanical mezzanine level above Level 1) and five subterranean levels. Upon completion, the Project would result in approximately 73,440 square feet of new floor area and a maximum floor area ratio (FAR) of 6:1.

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 checked="" type="checkbox"/> Air Resources Board | <input checked="" 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 checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #7 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #4 |
| <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 #5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" 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 | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date June 13, 2019 Ending Date August 29, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Eystone Environmental</u>	Applicant: <u>CitizenM</u>
Address: <u>2121 Rosecrans Avenue, Suite 3355</u>	Address: <u>79 Madison Avenue, 3rd Floor</u>
City/State/Zip: <u>El Segundo, CA 90245</u>	City/State/Zip: <u>New York, NY 10016</u>
Contact: <u>Stephanie Eystone-Jones</u>	Phone: <u>917-434-2714</u>
Phone: <u>424-207-5333</u>	

Signature of Lead Agency Representative: *Erin Strelak* Date: July 30, 2019

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