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**June 9, 2016
NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
CITY CASE NO. ENV-2015-1192-EIR
STATE CLEARINGHOUSE NO. 2015101001**

To: Owners of Property and Occupants and Other Interested Parties
Project Name: McCadden Project
Site Location: 1119–1139 N. McCadden Place / 1118–1136 N. McCadden Place /
6719–6733 Santa Monica Boulevard, Los Angeles, CA 90028
Community Plan Area: Hollywood
Council District: 4—David Ryu
Comment Review Period: June 9, 2016–July 25, 2016

PROJECT DESCRIPTION: The Los Angeles LGBT Center (LGBT Center) and McCadden Plaza, LP (collectively, project applicant) propose the development of the McCadden Project, a mixed-use project that would provide services and affordable housing for at-risk seniors and young adults in the LGBT community. The Project would also serve as the new headquarters for the LGBT Center. In addition to multigenerational affordable housing, the Project includes program space for senior and youth services, including media classrooms, accessory recreational space, administrative offices, and retail space that would primarily serve project residents, employees, clients, and guests. The Village at Ed Gould Plaza (Village), which is operated by the LGBT Center and includes a one/two-story building with approximately 30,708 square feet of floor area, would also become part of the McCadden Project to allow integrated services and expanded programs to be provided to the LGBT community.

The Project includes three buildings. The first building is a six-story, 75-foot senior housing building with 100 affordable housing units for seniors. The second building is a five-story, 60-foot youth housing building with up to 35 affordable housing units for young people, ages 18–24. The third building is a one- to four-story LGBT facility with approximately 69,250 square feet of floor area, including a 7,085-square-foot senior center, a 15,465-square-foot youth center, approximately 17,040 square feet of administrative offices, approximately 5,215 square feet of accessory recreational space, a 4,520-square-foot kitchen/service area, approximately 18,040 square feet of dwelling space with 55 transitional living and emergency guest rooms with a capacity for 100 beds

(including 60 transitional living beds and 40 emergency overnight beds), and 1,885 square feet of retail, all of which would primarily serve project residents, employees, clients, and guests. The LGBT facility would range in height from approximately 20 feet to approximately 56 feet. The Project also includes approximately 350 parking spaces that would be provided in a two-level subterranean parking garage.

Overall, the Project includes the removal of approximately 28,600 square feet of existing improvements and the construction of approximately 185,560 square feet of new improvements, resulting in a net increase of 156,960 square feet of new floor area on the Project Site. With inclusion of the existing Village floor area (approximately 30,708 square feet), the Project Site would include approximately 216,268 square feet of floor area following completion of the Project and a corresponding FAR of approximately 1.86:1. The FAR for the new construction would be approximately 2.15:1.

PERMITS AND APPROVALS: The Project would require various approvals and may include, but would not be limited to, the following: General Plan Amendment; Vesting Zone Change; Height District Change; Site Plan Review; Vesting Tentative Tract Map; Density Bonus; Ordinance to Modify the Street Designation Standards for a Segment of N. McCadden Place; Haul Route Permit; and other discretionary and ministerial permits and approvals that will or may be required, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Significant and unavoidable project impacts have been identified with regard to project-level and cumulative construction noise and vibration.

Other issues addressed in the Draft Environmental Impact Report (EIR) include: aesthetics (visual quality, views, light/glare, and shading); air quality; greenhouse gas emissions; geology and soils; land use; noise; public services (fire protection, police protection, and libraries); traffic, access, and parking; and utilities and service systems (water supply and energy). With implementation of mitigation measures, no significant and unavoidable project or cumulative impacts associated with these environmental topics are expected.

DOCUMENT REVIEW AND COMMENT: If you wish to review a print copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so by appointment, between the hours of 8:00 A.M. and 4:00 P.M., at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles, CA 90012.

The Draft EIR is also available online at the Department of City Planning's website [<http://planning.lacity.org> (click on "Environmental Review" and then "Draft EIR")]. The Draft EIR can be purchased on CD-ROM for \$7.50 per copy. Contact Sergio Ibarra at (213) 978-1333 to purchase a copy. The Draft EIR is also available on CD-ROM at the following libraries:

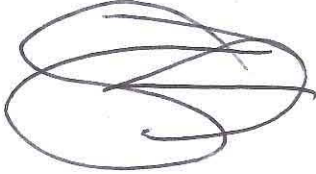
- 1) Central Library—630 West Fifth Street, Los Angeles, CA 90071
- 2) F.H. Goldwyn Hollywood Regional Library—1623 N. Ivar Ave., Hollywood, CA 90028
- 3) John C. Fremont Branch Library—6121 Melrose Ave., Hollywood, CA 90038
- 4) Will and Ariel Durant Branch Library—7140 Sunset Blvd., Hollywood, CA 90046

The review period for the Draft EIR begins on June 9, 2016, and ends on July 25, 2016. 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 **July 25, 2016**.

Please direct your comments to:

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City Hall, City of Los Angeles
200 North Spring Street, Room 750
Los Angeles, CA 90012
E-mail: Sergio.Ibarra@lacity.org

Vincent P. Bertoni, AICP
Director of Planning

A handwritten signature in black ink, appearing to be 'Sergio Ibarra', written over a set of faint, overlapping horizontal lines.

Sergio Ibarra
Department of City Planning