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May 25, 2016

NOTICE OF EXTENSION

*** This notice is to advise you that the comment period for the Notice of Preparation has been extended.**

Notice of Preparation of an Environmental Impact Report

TO: Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Hollywood Community Plan Update

The City of Los Angeles Department of City Planning, as the Lead Agency under the California Environmental Quality Act (CEQA), will be coordinating the preparation of an Environmental Impact Report (EIR) for the proposed Hollywood Community Plan Update project (Proposed Plan), which is further described below. The City is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

PUBLIC REVIEW PERIOD: April 29, 2016 through **June 15, 2016**

AGENCIES: The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the Proposed Plan, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency will need to use the EIR prepared by the City when considering any permits that your agency must issue or other project approvals.

PROJECT LOCATION: The Hollywood Community Plan Area (CPA) covers approximately 22 square miles in the central portion of the City of Los Angeles. The CPA extends roughly south of the Cities of Burbank and Glendale and the Ventura Freeway (State Highway 134), west of the Golden State Freeway (Interstate 5), north of Melrose Avenue and south of Mulholland Drive and the Cities of West Hollywood and Beverly Hills, including land south of the City of West Hollywood, and north of Rosewood Avenue, between La Cienega Boulevard and La Brea Avenue. The Hollywood CPA is shown within the regional context in **Figure 1**.

PROJECT BACKGROUND: The City previously approved the project (in substantially similar form) and certified EIR No. ENV-2005-2158-EIR, SCH No. 2002041009 (2012 EIR), on June 19, 2012, (2012 Approvals). On February 11, 2014, after a legal challenge to the 2012 Approvals, the

Los Angeles Superior Court issued a Judgment directing the City to (1) rescind its 2012 Approvals and (2) prepare, circulate and certify, consistent with the requirements of CEQA, an adequate and valid EIR, which could include a supplemental, revised 2012 EIR or a new EIR. The City with this Notice of Preparation is electing and noticing the preparation of a new EIR. The City does not intend to certify the 2012 EIR, revised, supplemented or otherwise, for the CEQA clearance for the Project. For this reason, the new EIR is given City Case No. ENV-2016-1451-EIR (CPC-2016-1450-CPU); the City is also requesting a new State Clearinghouse Number from the California Office of Planning and Research.

The Hollywood Community Plan is one of 35 Community Plans, which comprise the Land Use Element of the General Plan. The Land Use Element is one of the seven State-mandated elements of the General Plan that also include noise, transportation, and conservation among others. The Hollywood Community Plan (the land use plan for Hollywood) is being updated consistent with California Code Section 65302 for General Plans.

PROJECT DESCRIPTION: The Hollywood Community Plan was last updated in 1988. The Hollywood Community Plan Update (Proposed Plan) proposes updates to land use policies and the land use diagram. The land use diagram (**Figure 2**) represents changes to land use designations and zoning to address changes that have occurred since the last update and accommodate forecasted housing, population, and employment growth in the CPA. Proposed land use diagram changes are composed of land use designation and zoning changes (referred to herein as "Planning Areas"), inclusive of height districts. These changes can be categorized as 1) increases and decreases in allowable density and intensity, and uses and 2) land use designation and zoning consistency corrections. The locations of these changes are generally shown in **Figure 2** and depicted as Planning Areas on the map. The land area affected by the proposed changes represents approximately 7 percent (approximately 1,000 of roughly 13,961 acres) of the total CPA. See **Table 1**. The proposed changes would primarily increase commercial and residential development potential in and near the Regional Center Commercial portion of the community and along selected corridors in the CPA. The decreases in development potential would be primarily focused on low to medium scale multi-family residential neighborhoods to conserve existing density and intensity of those neighborhoods. Consistency corrections are largely administrative and seek to correct land use designation and/or zoning to reflect existing use or correct land use designation and zoning classification mismatches. These corrections account for approximately half (450 acres) of the Planning Areas.

Table 1: Proposed Plan Land Use and Zoning Changes by Type

Change Type	Acres	Percent of CPA
Land Use Density/Intensity	555	4%
Consistency	450	3%
Total Planning Areas	**1,005**	**7%**
No Change Proposed	12,956	93%
Total CPA	13,961	100%

Population is forecast to increase 10% for the plan horizon year 2040 by the Southern California Association of Governments (2016 Regional Transportation Plan (RTP) adopted on April 7, 2016). The Proposed Plan accommodates a net increase of approximately 27,000 persons, 11,000 housing units, and 29,000 jobs. See **Table 2**.

Table 2: 2040 Planned vs. Forecast Growth in the Hollywood CPA			
	Existing Conditions[1]	**SCAG Forecast**[1]	**Proposed Plan**[1]
Housing Units	104,000	113,000	115,000
Persons	206,000	226,000	233,000
Jobs	100,000	120,000	129,000
[1] Based on SCAG estimates (RTP 2016). All numbers rounded to the nearest thousand.			

The Proposed Plan directs future growth to already urbanized areas of the CPA. The proposed changes largely follow the current pattern of land use development reflecting City policies to direct growth where it can be supported by existing transportation infrastructure. The Proposed Plan promotes a balance of housing units and jobs near transit where different types of land uses (e.g., commercial and residential) can be provided to reduce the length and number of vehicle trips. Light industrial districts are retained for the potential to support media or entertainment-related uses. The Proposed Plan also includes new zoning regulations to protect identified historic resources in many areas.

ISSUES TO BE ADDRESSED IN THE EIR: Based on the project description and the Lead Agency's understanding of the environmental issues associated with the Proposed Plan, it is anticipated that implementation of the Proposed Plan has the potential to result in environmental effects associated with some or all of the following topics, which will be analyzed in detail in the EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Geology and Soils
- Greenhouse Gases
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population, Housing, and Employment
- Public Services
- Transportation/Circulation

Alternatives to be analyzed in the EIR are to be defined and analyzed consistent with the requirements of CEQA Guidelines, Section 15126.6. The specific alternatives to be evaluated in the EIR may include, but are not limited to, the "No Project" alternative, as required by CEQA and alternative land use configurations.

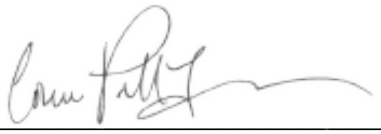
DOCUMENT AVAILABILITY: The Notice of Preparation and draft Proposed Plan materials can be viewed on the City of Los Angeles Department of City Planning website at: http://planning.lacity.org. To locate a copy of the Notice of Preparation online, click on Environmental Review on the left side of the Department of City Planning website and then click on the Notice of Preparation & Public Scoping Meetings link. To view draft proposed materials, click on New Community Plans on the left side of the Department of City Planning website, and select Hollywood under the drop-down menu of Communities.

SUBMITTAL OF WRITTEN COMMENTS: The Lead Agency solicits comments regarding the scope, content, and specificity of the EIR from all responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies and interested parties requesting notice. Please send your written/typed comments (including a name, telephone number, contact information and case no.) to the following:

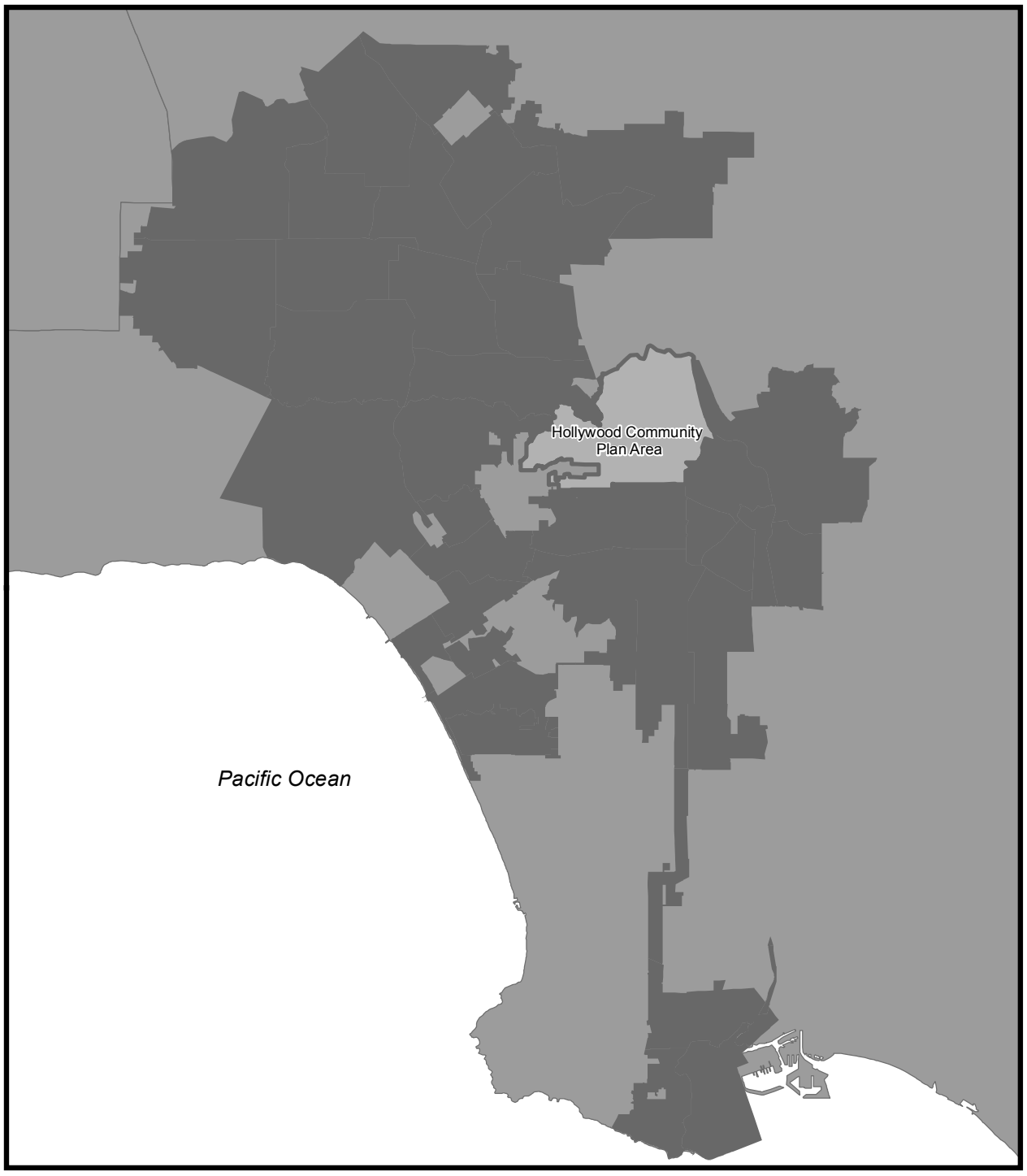
City of Los Angeles Department of City Planning
Linda Lou, Community Planner
200 N. Spring Street, Room 667 mail stop 395
Los Angeles, CA 90012
Phone: 213.978.1473
Email: linda.lou@lacity.org

In accordance with CEQA Section 15082, the Notice of Preparation is being circulation for a 30-day comment period; the NOP was issued on April 29, 2016 with the comment period ending on May 31, 2016. The City of Los Angeles has now extended the comment period an additional 15 days, and requests that written comments be provided at the earliest possible date, but no later than **5:00 p.m. on June 15, 2016**.

VINCE P. BERTONI, AICP
Director of City Planning



Conni Pallini-Tipton, AICP
Senior City Planner



LEGEND:

Hollywood Community Plan Area

City of Los Angeles

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SOURCE: City of Los Angeles, TAHA, 2016.

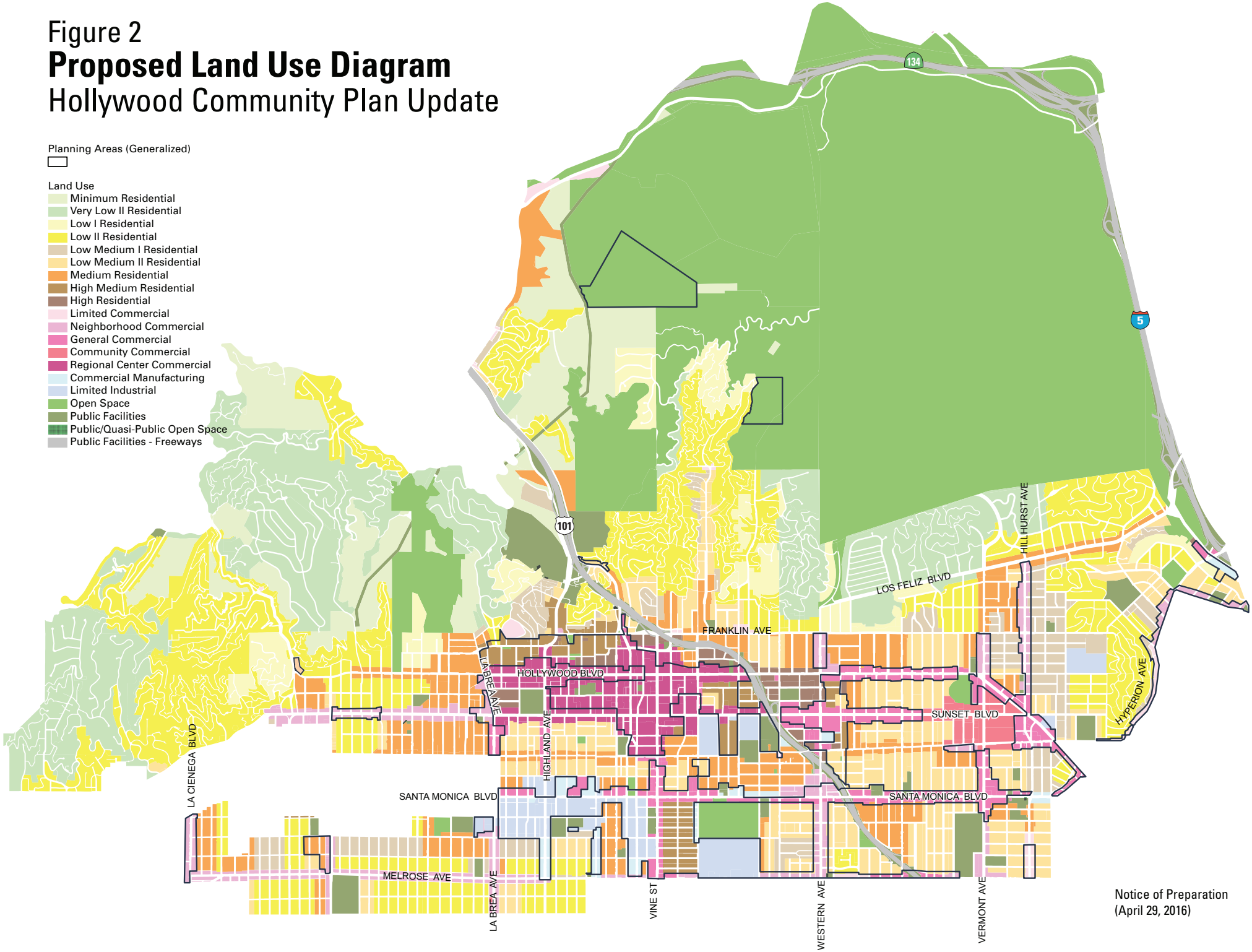
FIGURE 1

HOLLYWOOD COMMUNITY PLAN AREA

Figure 2

Proposed Land Use Diagram

Hollywood Community Plan Update



Notice of Preparation
(April 29, 2016)