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May 21, 2009

**NOTICE OF COMPLETION AND AVAILABILITY OF  
DRAFT ENVIRONMENTAL IMPACT REPORT  
ENV-2007-819-EIR  
STATE CLEARINGHOUSE NO. 2007041112**

**To:** Owners of Property and Occupants and Other Interested Parties  
**Project Name:** Columbia Square Project  
**Site Location:** 6121 Sunset Boulevard, Los Angeles 90028  
**Council District:** 13  
**Due Date:** July 7, 2009

**PROJECT DESCRIPTION:** PPD Gower I, LLC proposes the Columbia Square Project, which would provide a vertically integrated mix of uses that will assist in promoting Hollywood as a center of population, employment, retail services and entertainment. The project would provide 400 residential units, a 125-room hotel, approximately 380,000 square feet of office space, and approximately 41,300 square feet of retail and restaurant/bar uses (including restaurant/bar use in the hotel). Included within these project uses is approximately 105,510 square feet of existing building area (91,110 square feet for office and 14,400 square feet for retail/restaurant/bar) that would be retained and rehabilitated from the existing 136,233 square-foot Columbia Square Complex. In addition, a substantial part of the project would include landscaped courtyards and pathways and other open space features connecting the various proposed uses that would establish a more pedestrian-oriented environment within the project vicinity. Amenities such as recreation rooms, swimming pools, and landscaped recreational areas would also be provided for residents and guests. The project would also include a multi-level parking facility (including three subterranean levels) with approximately 2,004 parking spaces.

The project would require various approvals and may include, but may not be limited to, the following: Community Redevelopment Agency Board Approval to develop a floor area ratio (FAR) up to 5.42:1; Community Redevelopment Agency Board approval of an Owner Participation Agreement (OPA) to permit development in excess of a 4.5:1 FAR; City Council approval of a development agreement; General Plan Amendment to amend the existing Hollywood Community Plan land use designation for the site from "Commercial Manufacturing" Industrial to the "Regional Center" Commercial land use designation and to permit a floor area ratio of 5.42:1; Vesting Zone Change from [Q]C4-1VL-SN to C4-2-SN Zone; Height District Change to permit Height District Number 2, in

lieu of Height District 1VL; Vesting Conditional Use Permit (CUP) to permit motion picture and television studios and related incidental uses in a C4 Zone, a hotel within 500 feet of an R Zone, live entertainment/patron dancing, and on- and off-site sales and consumption of a full line of alcoholic beverages; Site Plan Review; City Planning Commission approval to allow a Phased Development that will be constructed in consecutive or overlapping phases over a 10-year period; Zone Variance to allow a restaurant with an outdoor eating area not on the ground floor; Vesting Tentative Tract Map; demolition, grading, excavation, foundation, and associated building permits; Haul Route Approval; Encroachment Permit to encroach approximately 5 feet underneath Gower Street to construct a portion of the parking structure; signage approvals pursuant to the guidelines and policies of the Hollywood Signage Supplemental Use District; certification of an Environmental Impact Report and adoption of a Mitigation Monitoring and Reporting Program; coverage under the National Pollution Discharge Elimination System (NPDES) Permit by the Los Angeles Regional Water Quality Control Board; issuance of all required ministerial permits necessary to implement the project by the City of Los Angeles; and, any additional actions as may be deemed necessary.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** Significant and unavoidable impacts have been identified with regard to aesthetics (i.e., aesthetics/visual quality and views), construction and operational air quality emissions, historic resources, construction noise, operational traffic (i.e., neighborhood street segments and intersections). Other issues addressed in the Draft EIR include archaeological/paleontological resources, hazards and hazardous materials, hydrology and water quality, land use, public services (i.e., fire, police, schools, parks and recreation, and libraries), water supply, waste water, solid waste, and population and housing. With implementation of proposed mitigation measures, no significant and unavoidable project or cumulative impacts in these other issue areas addressed in the Draft EIR are expected with regard to construction or operation of the project.

**DOCUMENT REVIEW AND COMMENT:** If you wish to review a copy of the Draft Environmental Impact Report (Draft EIR) or the documents referenced in the Draft EIR, you may do so at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles. Copies of the Draft EIR are also at the following Library Branches:

- 1) Central Library - 630 West 5<sup>th</sup> Street, Los Angeles, California 90071
- 2) Los Feliz Library - 1874 Hillhurst Avenue, Los Angeles, California 90027
- 3) Will and Ariel Durant Branch Library - 7140 Sunset Boulevard, Los Angeles, California 90046
- 4) Frances Howard Goldwyn - Hollywood Regional Library - 1623 North Ivar Avenue, Los Angeles, California 90028

The Draft EIR is also available online at the Department of City Planning's website [[www.lacity.org/PLN](http://www.lacity.org/PLN) (click on "Environmental" and then "Draft Environmental Impact Reports")]. The Draft EIRs can be purchased on cd-rom for \$7.50 per copy. Contact **Adam Villani** at **(213) 978-1472** to purchase one.

The review period for the Draft EIR begins May 21, 2009 and ends on July 7, 2009. If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing by **July 7, 2009**.

Please direct your responses to:

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