

# CHAPTER 1. INTRODUCTION

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## 1. Purpose of the Final EIR

An application for the proposed Hollywood Center Project (Project) has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The City of Los Angeles, as Lead Agency, determined that the Project is subject to the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR) to determine whether there is substantial evidence that the Project may have a significant effect on the environment.

As described in CEQA Guidelines Sections 15089, the Lead Agency must evaluate comments received on the Draft EIR and prepare written responses and consider the information contained in a Final EIR before approving a project. Pursuant to CEQA Guidelines Section 15132, a Final EIR consists of: (a) the Draft EIR or a revision of the Draft EIR; (b) comments and recommendations received on the Draft EIR either verbatim or in summary; (c) a list of persons, organizations, and public agencies commenting on the Draft EIR; (d) the responses of the Lead Agency to significant environmental points raised in the review and consultation process; and (e) any other information added by the Lead Agency.

This Final EIR constitutes the second part of the EIR for the Project and is intended to be a companion to the Draft EIR. The Draft EIR for the Project, which was circulated for public review and comment from April 16, 2020 through June 1, 2020, constitutes the first part of the EIR and is incorporated by reference and bound separately (refer to Volumes 1 through 12 of the Draft EIR).<sup>1</sup>

Accordingly, the Final EIR for the Project comprises two parts as follows:

- Part 1: Draft EIR and Technical Appendices
  - Draft Environmental Impact Report (Chapters I through IX)
  - Draft Environmental Impact Report – Appendices A through S
- Part 2: Final EIR and Technical Appendices
  - Final Environmental Impact Report (Chapters 1 through 4)
  - Final Environmental Impact Report - Appendices A through E

## 2. Organization of the Final EIR

This Final EIR is organized into chapters as follows:

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<sup>1</sup> The hardcopy, printed version of the Draft EIR was bound in 12 separate volumes.

## CHAPTER 1. INTRODUCTION

This chapter describes the purpose of the Final EIR, provides a summary of the proposed project, provides an overview of the CEQA process, summarizes the Final EIR public review process, and presents the contents of this Final EIR.

## CHAPTER 2. RESPONSES TO COMMENTS

This chapter presents comments on the Draft EIR, as well as responses to those comments pertaining to significant environmental issues, pursuant to CEQA Guidelines Section 15088(a). The Department of City Planning received comment letters from approximately 332 commenters which were responded to in this Final EIR. Letters responded to in this Final EIR are included in Appendix A, Original Comment Letters, in this Final EIR.

## CHAPTER 3. REVISIONS, CLARIFICATIONS, AND CORRECTIONS TO THE DRAFT EIR

This chapter includes revisions to the Draft EIR that represent minor changes or additions in response to some of the comments received on the Draft EIR and additional edits to provide clarification of Draft EIR text. Changes to the Draft EIR are shown with strikethrough text for deletions and double-underlined text for additions. As demonstrated in this Final EIR, the comments submitted on the Draft EIR, the responses to these comments, and the corrections and additions presented in Chapter 3 of this Final EIR, do not constitute significant new information warranting recirculation of the Draft EIR as set forth in CEQA Guidelines Section 15088.5. Rather, the Draft EIR is comprehensive and has been prepared in accordance with CEQA and the CEQA Guidelines.

## CHAPTER 4. MITIGATION MONITORING PROGRAM

The Mitigation Monitoring Program (MMP) is the document that will be used by the enforcement and monitoring agencies responsible for the implementation of the Project's Mitigation Measures (MMs) and Project Design Features (PDFs). MMs and PDFs are listed by environmental topic.

### Final EIR Appendices

- A. Original Draft EIR Comment Letters
- B. Alternative 8 Supplemental Information
  - B-1: Alternative 8 Plans, Renderings and Visual Simulations
  - B-2: Alternative 8 Supplemental Historic Resources Analysis
  - B-3: Alternative 8 Supplemental Geotechnical Analysis
  - B-4: Alternative 8 Supplemental Transportation Analysis
- C. Tribal Correspondence
- D. LADOT Correspondence
- E. Supplemental Project Construction Air Quality Data

### 3. Project Summary

The Hollywood Center Project is proposed to be located on an approximately 4.46-acre (194,495-square-foot) site (Project Site) in the Hollywood Community Plan area of the City of Los Angeles (City).<sup>2</sup> The Project Site is generally bounded by Yucca Street on the north, Ivar Avenue on the west, Argyle Avenue on the east, and adjacent development and Hollywood Boulevard on the south, and is bifurcated by Vine Street. The portion of the Project Site located between Ivar Avenue and Vine Street is identified as the “West Site,” and the portion located between Vine Street and Argyle Avenue is identified as the “East Site.”

The Project Site is comprised of 10 individual parcels and currently occupied by a building leased by the American Musical and Dramatic Academy (AMDA) for storage of sets and props (no educational/campus activities/classes), and a surface parking lot on the West Site; and the Capitol Records Building and Gogerty Building (the Capitol Records Complex), a surface parking lot that serves the Capitol Records Complex, and general public parking on the East Site. The Project would preserve the Capitol Records Complex and remove the remaining existing uses on the Project Site, including most of the surface parking areas and the single-story building leased by AMDA. A five-level subterranean parking garage with one additional level of enclosed at-grade parking would be provided on both the West Site and the East Site. The southeastern portion of the existing surface parking lot adjacent to the Capitol Records Complex contains 97 vehicle parking spaces, which would be reconfigured and relocated to a dedicated portion of the parking garage proposed on the East Site.<sup>3</sup>

The remaining surface parking lots on the Project Site would be removed in order to develop the Project’s proposed mix of land uses. Overall, the Project would contain approximately 1,287,150 square feet of developed floor area, including:<sup>4</sup>

- Residential uses (1,005 residential housing units comprised of 872 market-rate and 133 senior affordable housing units), for a total of approximately 1,256,974 square feet;
- Commercial uses (retail and restaurant uses) for a total of approximately 30,176 square feet;

<sup>2</sup> The Hollywood Community Plan (1988) identifies the area located generally on both sides of Hollywood and Sunset Boulevards between La Brea and Gower Street as “Hollywood Center.” However, the “Hollywood Center Project,” is not focused on and would not occupy the larger “Hollywood Center” area identified in the Hollywood Community Plan, rather, it is a private development project that would occupy a subset of this area.

<sup>3</sup> The 97 spaces reserved for the Capitol Records Complex are based on an existing Certificate of Occupancy for Capitol Records and is defined by the amount of parking that the City requires.

<sup>4</sup> Project Floor Area numbers used throughout this document, unless otherwise specified, are calculated in accordance with Los Angeles Municipal Code Section 12.03, which excludes basement storage, vertical circulation, and rooms housing building-operating equipment or machinery, but includes residential amenities and lobbies.

- Open space (publicly accessible open space, outdoor common open space, indoor common open space, and private balconies), for a total of approximately 166,582 square feet;
- Vehicle parking (up to 1,521 spaces); and
- Bicycle parking (up to 551 spaces).<sup>5</sup>

The residential and commercial uses would be located within four new buildings, including a 35-story building on the West Site (West Building); a 46-story building on the East Site (East Building); and two 11-story senior housing buildings, one on each site (West Senior Building and East Senior Building), set aside for Extremely Low and/or Very Low Income households.

The Draft EIR also evaluated a proposed East Site Hotel Option (Project with the East Site Hotel Option), which would replace 104 residential units within the East Building on Levels 3 through 12, with a 220-room hotel, with no change to the building height and massing. However, the Project with the East Site Hotel Option is no longer being considered by the Applicant as part of the Project. Accordingly, responses to comments on the Draft EIR, as discussed below, have been prepared to address only the Project, as appropriate.

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to Cultural Resources (Construction-Related Structural Vibration Impacts to Off-Site Historical Architectural Resources), Construction Noise (On-Site and Groundborne Noise and Off-Site Truck and Vehicle Traffic Noise Impacts to Off-Site Sensitive Receptors), and Construction Vibration (Structural Vibration Impacts to Adjacent Off-Site Buildings and Human Annoyance Vibration Impacts to Adjacent Sensitive Receptors). All other potential impacts would be less than significant or mitigated to less-than-significant levels.

## 4. Public Review Process

Below is a general overview of the environmental review process for the Project, which was conducted in accordance with CEQA.

### a) Initial Study

At the onset of the environmental review process and pursuant to the provisions of CEQA Guidelines Section 15082, the City prepared an Initial Study and circulated a Notice of Preparation (NOP) of a Draft Environmental Impact Report (Draft EIR) for public comment to the State Clearinghouse, Office of Planning and Research, responsible agencies, and other interested parties on August 28, 2018 for a 30-day public review period. The Initial

<sup>5</sup> The number of bicycle parking spaces is consistent with Ordinance No. 185,480, which was adopted by the Los Angeles City Council on March 27, 2018 under Council File No. 12-1297-S1, and became effective on May 9, 2018.

Study was included in Appendix A-2 of the Draft EIR, and the NOP was included in Appendix A-1.

The purpose of the NOP was to formally convey that the City was preparing a Draft EIR for the Project, notify the public regarding a public Scoping Meeting, and solicit input regarding the scope and content of the environmental information to be included in the Draft EIR. The Scoping Meeting was held on September 12, 2018, from 6:00 P.M. to 8:00 P.M. at the First Presbyterian Church of Hollywood, located at 1760 N. Gower Street, Los Angeles, CA 90028. The meeting was held in an open house/ workshop format and provided interested individuals, groups, and public agencies the opportunity to view materials, ask questions, and provide oral and written comments to the City regarding the scope and focus of the Draft EIR as described in the NOP and Initial Study. A copy of the Scoping Meeting materials was provided in Appendix A-3 of the Draft EIR.

Comments received in response to the NOP and Scoping Meeting were taken into consideration in the preparation of the Draft EIR. A total of 204 written comment letters and emails responding to the NOP by public agencies and interested parties were submitted to the City. In addition, an estimated 68 individuals attended the public scoping meeting. A copy of public comments received during the NOP circulation period was provided in Appendix A-4, NOP and Scoping Meeting Comments Received, of the Draft EIR.

## **b) Draft Environmental Impact Report**

Following the circulation of the NOP, the City prepared technical studies and a Draft EIR to identify and evaluate the potential environmental effects of the Project, indicate whether any significant effects could be mitigated or avoided, and analyze potentially feasible alternatives to the Project. The Draft EIR was subject to a 45-day review period during which the document was made available to responsible and trustee agencies and interested parties. The public review period commenced on April 16, 2020 and ended on June 1, 2020.

In compliance with the provision of CEQA Guidelines Sections 15085(a) and 15087(a)(1), the City, serving as the Lead Agency: (1) published a Notice of Completion and Availability (NOC/NOA) of a Draft EIR in the Los Angeles Times and posted the notice with the Los Angeles County Clerk, indicating that the Draft EIR was available for review at the City's Planning Department (221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012); (2) provided copies of the NOC/NOA and Draft EIR to the Los Angeles Central Library, Frances Howard Goldwyn – Hollywood Regional Library, Will & Ariel Durant Branch Library, and John C. Fremont Branch Library; (3) posted the NOC/NOA, the Draft EIR, and the Administrative Record consistent with Environmental Leadership Development Program (ELDP) requirements on the City's website (<https://planning.lacity.org/development-services/eir>); (4) prepared and transmitted a copy of the NOC/NOA, as well as electronic copies of the Draft EIR to the State Clearinghouse; (5) sent a copy of the NOC/NOA to all property owners within 500 feet of

the Project Site and within a 500-foot radius of the boundaries of the Project Site; and (6) sent a copy of the NOC/NOA to the last known name and address of all organizations and individuals who previously requested such notice in writing or attended public meetings about the Project.

The Department of City Planning received comment letters from approximately 332 commenters which were responded to in this Final EIR. The comment letters have been categorized in Chapter 2 in this Final EIR in the following manner: five (5) letters from public agencies, 45 letters from organizations, 73 letters of general support (Form 1), five (5) letters of general support from organizations (Form 2), 16 letters of general opposition (Form 3), and 188 letters from individuals. These letters, which were provided through written correspondence and emails, are presented and addressed in Chapter 2, *Responses to Comments*, in this Final EIR.

### **c) Final Environmental Impact Report**

Before approving a project, CEQA requires the Lead Agency to prepare and certify a Final EIR. The Draft EIR and this Final EIR will be submitted to the decision-makers for consideration prior to taking any action on the Project.

The Final EIR is available for public review at the City of Los Angeles Department of City Planning at the following location:

**Mail:** *Mindy Nguyen*  
*City of Los Angeles*  
*Department of City Planning*  
*221 N. Figueroa Street, Suite 1350*  
*Los Angeles, California 90012*

**Email:** *mindy.nguyen@lacity.org*

In addition, the Final EIR is available online at the Los Angeles Department of City Planning's website (<https://planning.lacity.org/development-services/eir>). The Final EIR can be purchased on CD-ROM or USB drive for \$5.00 per copy. Contact Mindy Nguyen of the City of Los Angeles at [mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org) to purchase the CD-ROM or USB drive.

CEQA requires that the lead agency provide each public agency who commented on the Draft EIR with a copy of the lead agency's proposed response at least 10 days before certifying the Final EIR.

#### **(1) Supplemental Alternative 8 Information**

During the Draft EIR public review period, Comment Letter No. AG 4, received from the Office of Councilmember Mitch O'Farrell of the 13<sup>th</sup> Council District, requested that on behalf of the Councilmember, the Department of City Planning staff be prepared to provide sufficient information regarding the inclusion of office uses as part of the Project

and specifically, the proposed uses that are included as part of the Draft EIR's Alternative 8, the Office, Residential and Commercial Alternative. Additionally, the commenter indicates that the Councilmember would not support a decrease in the Project's affordable housing component. The comment is clear that the Councilmember refrains from taking a position on the Project or on Alternative 8 until his review of the EIR analysis, including the Alternative analysis, as well as until after community engagement has occurred.

In response to this request from the Council District office, supplemental information for Alternative 8, including architectural plans, renderings, and visual simulations are provided in Appendix B-1 of this Final EIR, while supplemental reports prepared to address potential implications on historic resources, geology/faulting, and transportation are provided in Appendix B-2, Appendix B-3, and Appendix B-4, respectively, in this Final EIR.

As demonstrated in this Final EIR, the comments submitted on the Draft EIR, the responses to these comments, the corrections and additions presented in Chapter 3 in this Final EIR or the supplemental information for Alternative 8 provided in Appendix B-1, B-2, B-3, and B-4 of this Final EIR, do not constitute significant new information warranting recirculation of the Draft EIR as set forth in CEQA Guidelines Section 15088.5. Rather, the Draft EIR, including the Alternatives analysis, is comprehensive and has been prepared in accordance with CEQA and the CEQA Guidelines.

Based on the analysis included in the Draft EIR, similar to the Project, Alternative 8 would result in significant and unavoidable impacts related to Cultural Resources (Construction-Related Structural Vibration Impacts to Off-Site Historical Architectural Resources), Construction Noise (On-Site and Groundborne Noise, and Off-Site Truck and Vehicle Traffic Noise Impacts to Off-Site Sensitive Receptors), and Construction Vibration (Structural Vibration Impacts to Adjacent Off-Site Buildings and Human Annoyance Vibration Impacts to Adjacent Sensitive Receptors). All other potential impacts would be less than significant or mitigated to less-than-significant levels.

As compared to the Project, and as depicted in Table V-15, *Comparison of Impacts Associated with the Alternatives and the Project*, of the Draft EIR, Alternative 8 would result in the following impacts that would be greater than the Project, but still less than significant or mitigated to a less than significant level: Air Quality (Cumulative Increase of Criteria Pollutants during Operation; Exposure of Sensitive Receptors to Pollutant Concentrations for Localized Emissions and Carbon Monoxide Hotspot), Greenhouse Gas Emissions; Hazards and Hazardous Materials (Emergency Response Plans); Public Services (Fire Protection; Police Protection; Schools), and Utilities and Service Systems (Solid Waste).

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