
II. PROJECT DESCRIPTION

A. PROJECT APPLICANT

The project applicant is 6230 Yucca Street LLC, 13327 Beach Avenue, Marina del Rey, CA 90292.

B. PROJECT LOCATION

The project site is located on a 0.58-acre parcel (25,476 square feet) in the Hollywood community of the City of Los Angeles at 6230 West Yucca Street (see Figure II-1, Project Location). The project site is located within the Hollywood Community Plan and the Hollywood Redevelopment Project Area. Additionally, the project site is located within the Hollywood Signage Supplemental Use District. The project site is designated for “Regional Center Commercial” use in the Hollywood Community Plan and is zoned C4-2D-SN.

The project site is bounded by Yucca Street on the north, Argyle Avenue on the east, the Capitol Records Tower and surface parking on the west and the south. The project site is a block north of Hollywood Boulevard and a half-block east of Vine Street.

Regional access to the project site is provided by the Hollywood Freeway (US-101). Major north-south streets serving the area containing the project site include Vine Street and Gower Street. Primary east-west access to the project area is provided by Franklin Avenue and Hollywood Boulevard.

C. PROJECT CHARACTERISTICS

Project Concept

The proposed project would replace an underutilized 18,614 square foot office and radio station building and surface parking lot with a mixed-use development that would improve the urban design character of the project site, contribute to the ongoing development of the nearby Hollywood and Vine area as an activity center, complement and support important neighboring historic resources, including the Capitol Records Tower, the Pantages Theater, the Little Country Church of Hollywood and the Hollywood Walk of Fame, and improve the pedestrian environment. The proposed project would provide needed housing and live/work units to the residents of Hollywood. Adequate parking will be provided for both the residential and commercial components of the project. The proposed project is transit-adjacent and transit-oriented, allowing residents to take advantage of the expanding regional rail transit system.

The proposed project has been designed to be sensitive to the residential neighborhoods to the north of the project site, as well as the significant historic resources in the area, including the Capitol Records Tower, the Pantages Theater, the Little Country Church of Hollywood and the Hollywood Walk of Fame.

Figure II-1 Project Location

Project Parameters

Existing Uses

The proposed project consists of the removal/demolition of all existing uses on the project site and the construction and operation of a mixed-use development containing residential and commercial uses and associated parking facilities on the project site. The project site presently contains an asphalt surface parking lot along with an approximately 18,614 square foot office and radio station building, which is currently vacant (refer to Section III. Environmental Setting for greater description of the radio station building).

Proposed Project Characteristics

The proposed project involves demolition of the existing approximately 18,614 square foot building and construction of an approximately 114,252 square foot mixed-use development, and would rise 16 stories. The proposed building would extend approximately 180 feet in height including a mechanical penthouse and emergency helistop on the rooftop, which would be screened from view from nearby streets and sidewalks.

As shown in Figure II-2, Proposed Site Plan, the single structure would be roughly rectangular in shape and would be sited with the tallest portions of the building towards the center of the project site. The proposed project would include approximately 13,790 square feet of commercial (office) uses and 95 condominium units, which would include 10 live/work units and the remaining 85 units would consist of a mixture of studio, one- and two-bedroom units. The condominium units would range in size from approximately 765 square feet to approximately 1,916 square feet. The live/work spaces would be three story units, and the condominiums on floors 8 through 11 would be two-story 'townhouse' units. The proposed project would provide 242 parking spaces as required by Los Angeles Municipal Code (LAMC) and City condominiums standards, with access to the building parking provided off Argyle Avenue.

The proposed project would include various resident-only amenities, such as a club area and changing rooms, an outdoor swimming pool, spa and sundeck. The proposed project's onsite open space and recreational areas will meet LAMC requirements for residential projects.

Design Concept

As shown in Figure II-3, Project Rendering, the proposed project would be approximately 180 feet tall featuring a modern, stepped design to minimize the massing of the structure. The materials on the exterior of the proposed building would consist of natural and textured concrete, composite wood vertical louvers, metal louver panels, a clear glass guardrail system for all balcony areas and clear storefront glazing in the commercial spaces. The glass would not be highly reflective and would not be covered with a mirrored tinting. It is anticipated that the glass materials would comprise less than 50 percent of the exterior materials. Landscaping would be provided at street level in the form of street trees, as well as on several levels of the building itself, including the commercial and resident-only club levels.

Figure II-2 Proposed Site Plan

Figure II-3 Rendering 6230 Yucca

Figure II-4 6230 Yucca – Lobby Level Plan

Figure II-5 6230 Yucca – P1 Garage Level Plan / P2 Garage Level Plan

Figure II-6 6230 Yucca – Commercial Level / Residential Level 2 Plan

Figure II-7 6230 Yucca – Residential Level 3 Plan (Deck) / Residential Level 4-7 Plan

Figure II-8 6230 Yucca – Residential Level 8,10 Plan / Residential Level 9,11 Plan

Figure II-9 6230 Yucca – Residential Level 12 Plan / Penthouse Plan

Figure II-10 6230 Yucca – P Sub 2 Garage Level Plan / P0 & P Sub 1 Garage Level Plan

Figure II-11 6230 Yucca – North (Yucca Street) Elevation / East (Argyle Street) Elevation

Figure II-12 6230 Yucca – South Elevation / West Elevation

Figure II-13 6230 Yucca – Building Section

Parking

The proposed project would provide 242 parking spaces on three subterranean levels, including 214 spaces for the residential development and 28 spaces for the commercial development. The access driveway would be off Argyle Avenue.

The *City of Los Angeles Planning Department Residential Parking Policy for Division of Land – No. AA 2000-1* establishes a standard parking requirement of 2 spaces per dwelling unit for condominium subdivisions of six or more units plus 0.25 space/unit for guest parking in non-parking congested areas or 0.5 space/unit for guest parking in parking congested areas. The project site is located in a parking congested area. However, the applicant will be requesting that the Advisory Agency only impose .25 space/unit guest parking due to proximity to transit. The Advisory Agency has the discretion to require only .25 spaces per unit.

Using this policy of two spaces/unit plus the requested 0.25 space/unit for guest parking results in a requirement of 214 parking spaces for the condominium and live-work units. The project will provide more guest parking if required by the Advisory Agency or other City decision-makers.

In addition, Section 12.21A.4(x) (3) of the Code requires two spaces for every 1,000 square feet of combined gross floor area for commercial office development on any lot located in the Hollywood Redevelopment Project Area. Also, the Code (Section 12.21A.5(c)) requires that no more than 40% of the required stalls in each parking area containing 10 or more parking stalls may be designed as stalls to accommodate compact vehicles. For residential parking areas, the code requires that at least one parking stall per dwelling unit be designed as a standard parking stall.

Signage

The proposed project would also include a signage program. The signage program would include a supergraphic sign on the building wall facing Yucca Avenue covering an area of approximately 20 feet by 60 feet. All signs located within the Hollywood Signage Supplemental Use District (SUD) (Ordinance No. 176172) would conform to the requirements and standards of the District.¹ The Hollywood SUD allows for two Supergraphic Signs on opposite sides of a building. The proposed project conforms to this regulation.

Lighting

The project site would be illuminated with lighting from within the commercial portions of the proposed project, signage lighting and security lighting in the parking levels, in the stairwells, open space areas, and in the hallways of the residential levels. These lights would either be shielded and focused on the project site or located completely indoors.

¹ Consistency of the proposed project signage with the Hollywood Signage Supplemental Use District is discussed in Section IV.H, Land Use of this EIR.

Grading and Construction

Grading and construction of the proposed project is expected to begin in 2007. Grading would include approximately 17,800 cubic yards of excavation material to be exported. Grading and construction would occur over the course of approximately 3 years, with full project buildout in 2010.

Haul Route

The proposed project also includes a haul route for the export of soil during construction. The proposed haul route would consist of the following:

Inbound Trucks: From the northbound US-101 freeway, trucks would exit at Gower Street and proceed south to Yucca Street to access the project site.

Outbound Trucks: Trucks would depart the project site via Yucca Street and proceed east to Argyle Avenue, north to enter the southbound US-101 freeway via the on-ramp at Argyle Avenue/Franklin Avenue.

D. PROJECT OBJECTIVES

The objectives of the proposed Yucca Street mixed use project are as follows:

- To reuse and redevelop the currently underutilized project site to provide housing and commercial office space and live/work units to serve the local community.
- To provide a well-designed development that is compatible and complementary with surrounding land uses and enhances pedestrian circulation in the area.
- To provide adequate parking facilities to serve the proposed development residents and employees.
- To generate employment opportunities for the local area.
- To provide flexible creative office space for small entertainment companies in the Hollywood area
- To mitigate, to the extent feasible, the potential environmental impacts of the proposed project.
- To provide development that is financially viable.

E. DISCRETIONARY ACTIONS

Implementation of the proposed mixed-use project would require the following discretionary actions from the City of Los Angeles:

- **Vesting Tentative Tract Map Pursuant to L.A.M.C. Section 17.01** for the subdivision of the subject site to construct a 16-story (and 3 below grade levels), 85 unit multi-family development with 10 live/work units and 13,790 square feet of commercial space (office use) and 242 parking spaces for use by the residential and commercial components of the project.
- **Zone Change from C4-2D-SN to C4-2-SN Pursuant to L.A.M.C Section 12.32.F, 12.32.G4** to permit the construction on site of a 16-story (and 3 below grade levels), maximum height of 180.8 foot mixed use building by eliminating the “D” development limitation (pursuant to L.A.M.C. Section 12.32B) under the existing C4-2D-SN zoning for the site to allow a floor area ratio (FAR) of 4.5:1 in lieu of currently restricted 3:1 FAR.
- **Pursuant to L.A.M.C. Section 12.28**, a Zoning Administrator’s Adjustment **Section 12.16.5.C.2** to permit a zero-foot side yard in lieu of 16-foot side yards and a zero foot rear yard in lieu of a 20-foot yard to allow live/work units within the residential setback area.
- **Pursuant to L.A.M.C. Section 16.05**, a request that the decision-maker make the appropriate Site Plan Review findings.
- **Pursuant to L.A.M.C. Section 12.22.A.23 (d)**, the project is exempt from Commercial Corner conditional use requirements because the project meets the definition of a mixed-use project set forth in **L.A.M.C. Section 13.09.B.3** and does not propose any uses enumerated in **L.A.M.C. Section 12.24.W.27**.
- Other approvals (as needed), ministerial or otherwise, may be necessary, as the City finds appropriate, in order to execute and implement the project. Such approvals may include, but are not limited to: architectural design, landscaping, lighting and signage in accordance with the City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Transportation permits for driveways/curb cuts; storm water discharge permit; issuance of permits from the City of Los Angeles Department of Building and Safety that may include permit approvals for grading, approval of the haul route for the export of demolition debris and import and export of soils, approvals for foundations, retaining walls, and structural improvements; vacation of existing City of Los Angeles Department of Public Works easements; installation and hookup approvals for public utilities and related permits. Additional discretionary or ministerial action may include sewer and water hook-up permits from the City of Los Angeles Department of Water and Power and a Site Plan review by City Planning Department.

F. INTENDED USES OF THE EIR

This EIR serves as the environmental document for the City’s discretionary action and ministerial permits or approvals associated with development of the proposed project. This EIR is also intended to cover all federal, State, regional and/or local government discretionary or ministerial permits or approvals that may be required to develop the proposed project, whether or not they are explicitly listed above. Federal,

State, and regional agencies that may have jurisdiction over the proposed project include, but are not limited to:

- Regional Water Quality Board; and
- South Coast Air Quality Management District.