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INFORMATION
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October 1, 2015

NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

EA# NO.: ENV-2015-1192-EIR

PROJECT NAME: McCadden Campus

PROJECT ADDRESS: 1119–1139 N. McCadden Place / 1118–1136 N. McCadden Place / 6719–6733 Santa Monica Boulevard, Los Angeles, CA 90028

COMMUNITY PLANNING AREA: Hollywood

COUNCIL DISTRICT: 4

SCOPING MEETING DATE: October 15, 2015

DUE DATE FOR PUBLIC COMMENTS: November 2, 2015

Pursuant to the California Environmental Quality Act, the City of Los Angeles, Department of City Planning, will be the Lead Agency and will require the preparation of an environmental impact report (EIR) for McCadden Campus (the Project). The Department of City Planning requests your comments as to the scope and content of the EIR. The project description, location, and the potential environmental effects anticipated to be studied in the EIR are set forth below. Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR. The Scoping Meeting will be conducted in an open house format. No decisions about the Project will be made at the scoping meeting.

PROJECT LOCATION: The Project would be developed on two sites bisected by N. McCadden Place (see attached Project Location Map). The overall project site (the Project Site) includes approximately 2.67 acres of land. The portion of the Project Site on the west side of N. McCadden Place is located at 1119–1139 N. McCadden Place (the West Site) and the portion of the Project Site on the east side of N. McCadden Place is located at 1118–1136 N. McCadden Place and 6719–6733 Santa Monica Boulevard (the East Site). The East Site includes an existing, one-story, approximately 28,600-square-foot office building, which would be removed as part of the Project. The northerly portion of the West Site is currently occupied by The Village at Ed Gould Plaza (the Village), which is operated by the Los Angeles LGBT Center (the LGBT Center) and includes a one/two-story building with approximately 30,708 square feet of floor area. The Project does not include any changes to the Village or the current uses therein, but the Village would become part of McCadden Campus to allow integrated services and expanded programs to be provided to the LGBT community.

PROJECT DESCRIPTION: The LGBT Center and McCadden Plaza, LP (collectively, the Project Applicant) propose the development of McCadden Campus, a mixed-use project that includes the headquarters for the LGBT Center, multigenerational affordable housing, program space for senior and youth services, administrative offices, and retail space that would primarily serve project residents, clients, and guests (see attached Conceptual Site Plan). The Project includes three new buildings with heights ranging between approximately 20 feet to approximately 75 feet. The first building is a six-story senior housing building with 105 affordable housing units for seniors. The second building is a five-story youth housing building with up to 35 affordable housing units for young people, ages 18-24. The third building is a one-four-story LGBT facility with approximately 65,847 square feet of floor area, including a 3,924-square-foot senior center, a 20,285-square-foot youth center, 17,731 square feet of administrative offices, 3,221 square feet of multipurpose space, a 4,415-square-foot kitchen/service area, 13,359 square feet of dwelling space with 46 transitional living and emergency guest rooms with a capacity for 100 beds (including 60 transitional living beds and 40 emergency overnight beds), and 2,912 square feet of retail, all of which would primarily serve project residents, clients, and guests. The proposed youth housing building would be developed on the West Site, immediately south of the existing Village, and the other two buildings would be developed on the East Site. The Project also includes approximately 350 parking spaces that would be provided in a two-level subterranean parking garage on the East Site.

The proposed uses and the existing Village would be integrated and connected by several landscaped plazas, courtyards, garden areas and landscaped pathways. In addition, a minimum of 14,025 square feet of open space for the senior and youth housing would be provided in accordance with LAMC requirements.

Overall, the Project includes the removal of approximately 28,600 square feet of existing improvements and the construction of approximately 185,116 square feet of new improvements, resulting in a net increase of 156,516 square feet of new floor area on the Project Site. With the inclusion of the existing Village floor area (approximately 30,708 square feet), the Project Site would include approximately 215,824 square feet of floor area following the completion of the Project (including the existing Village) and a corresponding FAR of approximately 1.85:1. The FAR for the new construction would be approximately 2.14:1.

REQUESTED ENTITLEMENTS: The Project Applicant is requesting the following approvals from the City of Los Angeles:

- Pursuant to Charter Section 555 and LAMC Sections 11.5.6 and 12.32, a general plan amendment to change the land use designation for the Project Site in the Hollywood Community Plan from Limited Manufacturing to General Commercial.
- Pursuant to Charter Section 558 and LAMC Section 12.32, a zone change to change the zoning designation for the Project Site from [Q]M1 to C2.
- Pursuant to Charter Section 558 and LAMC Section 12.32, a height district change to change the height district for the Project Site from Height District 1VL to Height District 2D. The proposed "D" limitation would permit a maximum FAR of 3:1 for the entire Project Site, in lieu of the maximum FAR of 6:1 otherwise permitted in Height District 2.
- Pursuant to LAMC Section 16.05, approval of site plan review.

- Pursuant to LAMC Section 17.15, a vesting tentative tract map.
- Pursuant to LAMC Section 12.22.A.25, a Density Bonus for the use of Parking Option 2 and off-menu incentives to (1) allow a three-foot, side-yard setback on the south side of the proposed youth housing building in lieu of the required eight-foot, side-yard setback required in the C2 zone and (2) allow 40 emergency overnight beds in lieu of the maximum of 30 emergency overnight beds permitted in the C2 zone.
- Pursuant to LAMC Section 12.24.W.19, a conditional use permit to allow floor area ratio averaging in a unified development.
- Ordinance to: (1) modify the street designation standards for a segment of N. McCadden Place that bisects the Project Site from a 36-foot roadway and 60-foot right-of-way to a 24-foot roadway and 50-foot right-of-way; and (2) modify the street designation standards for the easterly half of a segment of N. McCadden Place adjacent to the East Site from an 18-foot, half-width roadway and 30-foot, half-width right-of-way to a 12-foot, half-width roadway and a 215-foot, half-width right-of-way.
- A haul route permit.
- 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.

REVIEW OF FILE: A copy of the Initial Study prepared for the Project is not attached but is available for public review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012, or may be viewed online at <http://planning.lacity.org> by clicking on the “Environmental” tab, then “Notice of Preparation & Public Scoping Meetings.” Please call the staff person listed below to make an appointment to view the file.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics; 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 and Energy).

PUBLIC SCOPING MEETING DATE AND LOCATION: The Scoping Meeting will be held on October 15, 2015 from 5:00 P.M. to 7:00 P.M. at 1116 N. McCadden Place / 6725 Santa Monica Boulevard, Los Angeles, CA 90015 (see attached Scoping Meeting Location Map). The purpose of the Scoping Meeting is to solicit public comments regarding issues to be addressed in the Draft EIR. The Scoping Meeting will provide information regarding the Project and the anticipated scope of analyses to be contained in the Draft EIR. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. There will be no verbal comments or public testimony taken at this open house meeting. Written comments may be submitted at the Scoping Meeting.

Date: October 15, 2015
Time: 5:00 P.M. – 7:00 P.M.
Location: 1116 N. McCadden Place / 6725 Santa Monica Boulevard
 Los Angeles, CA 90015

Free parking is available on-site to scoping meeting attendees and accessed from McCadden Place.

The Department of City Planning welcomes all comments regarding the environmental impacts of the Project and the issues to be addressed in the EIR. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by November 2, 2015. Written comments will also be accepted at the scoping meeting described above.

Please direct your comments to:

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

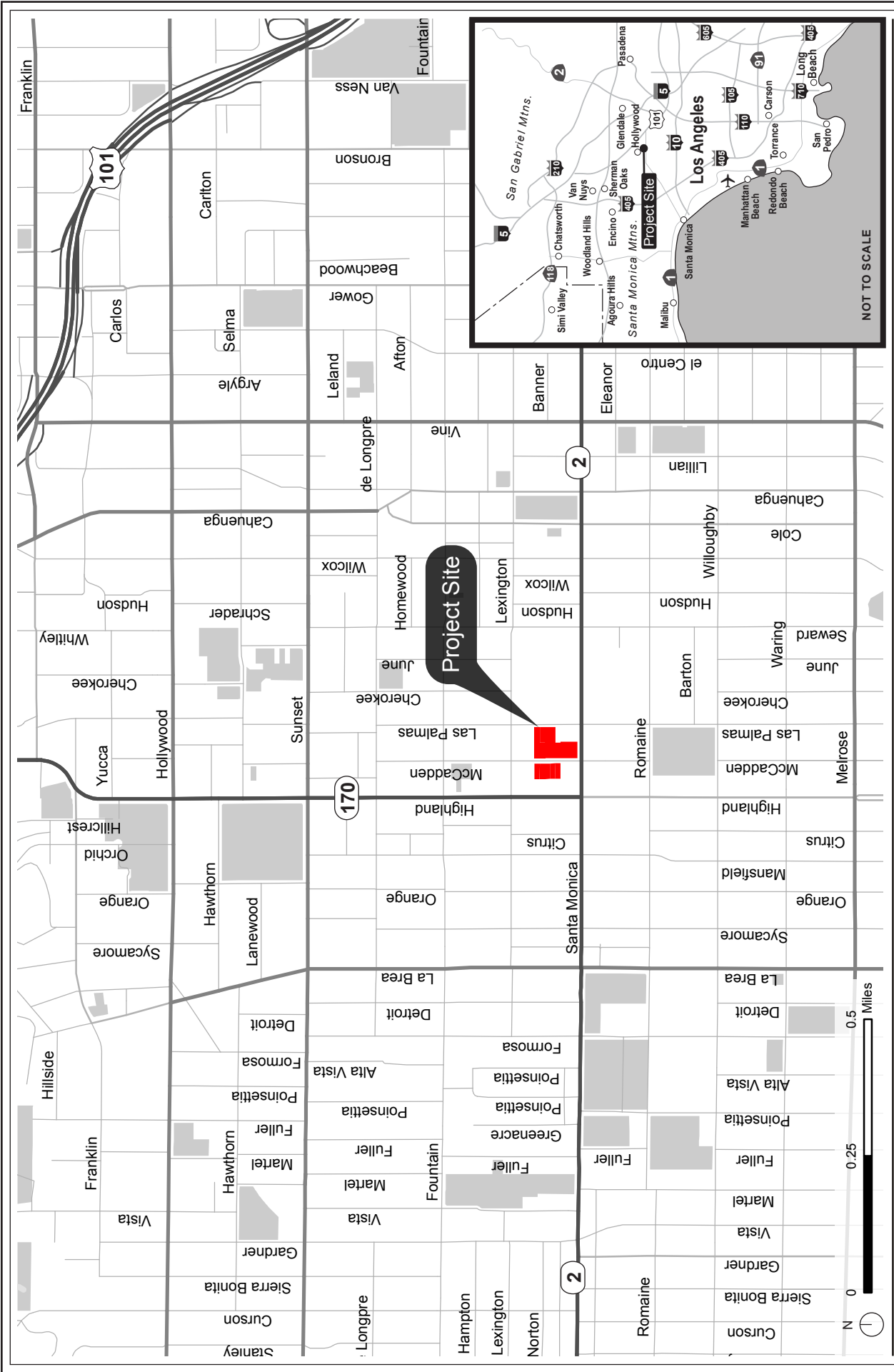
ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The scoping meeting location and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling Darlene Navarrete at (213) 978-1332.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance. Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a Darlene Navarrete a (213) 978-1332.



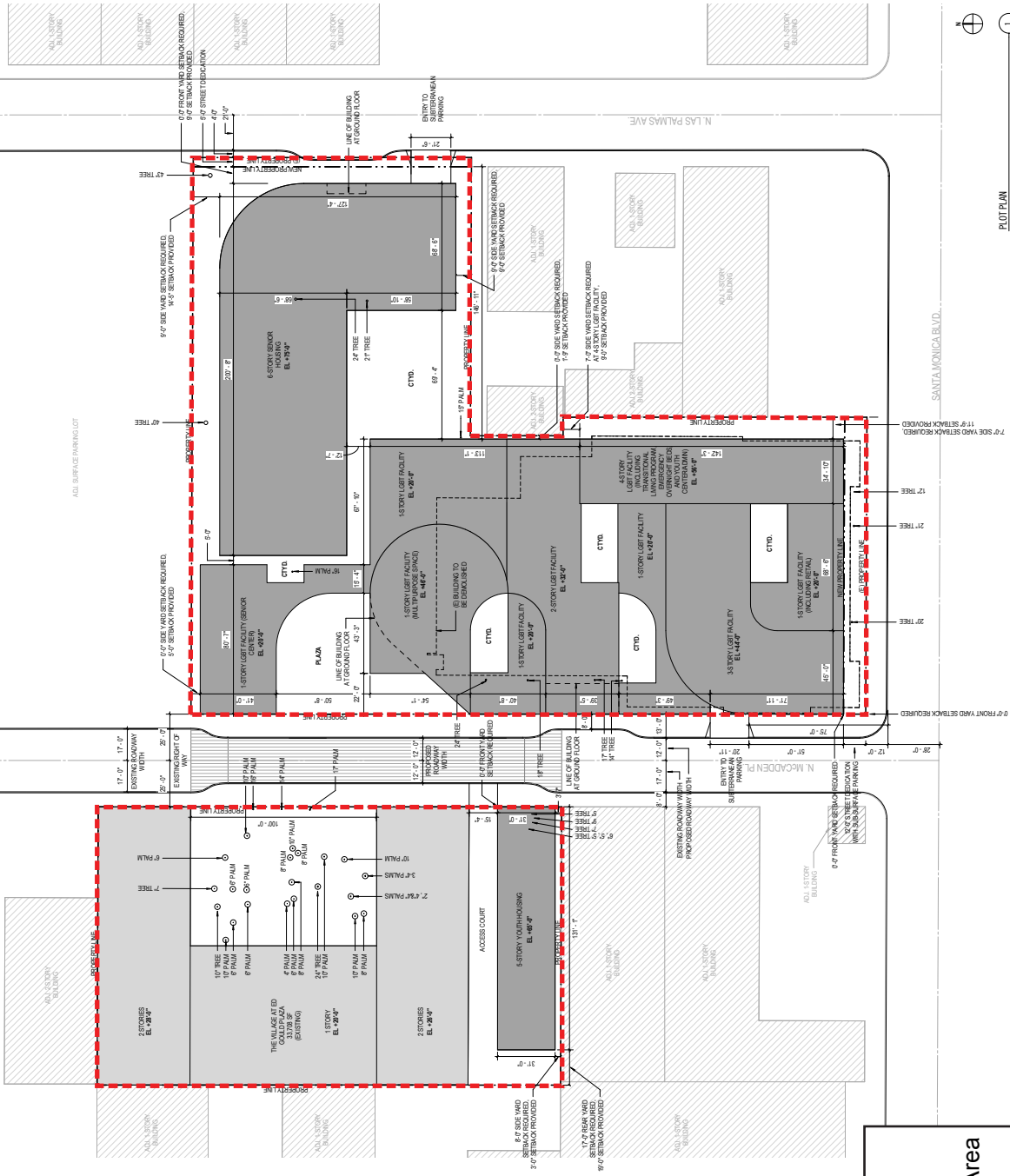
Michael LoGrande
Director of Planning

Attachments: Project Location Map
Conceptual Site Plan
Scoping Meeting Location Map

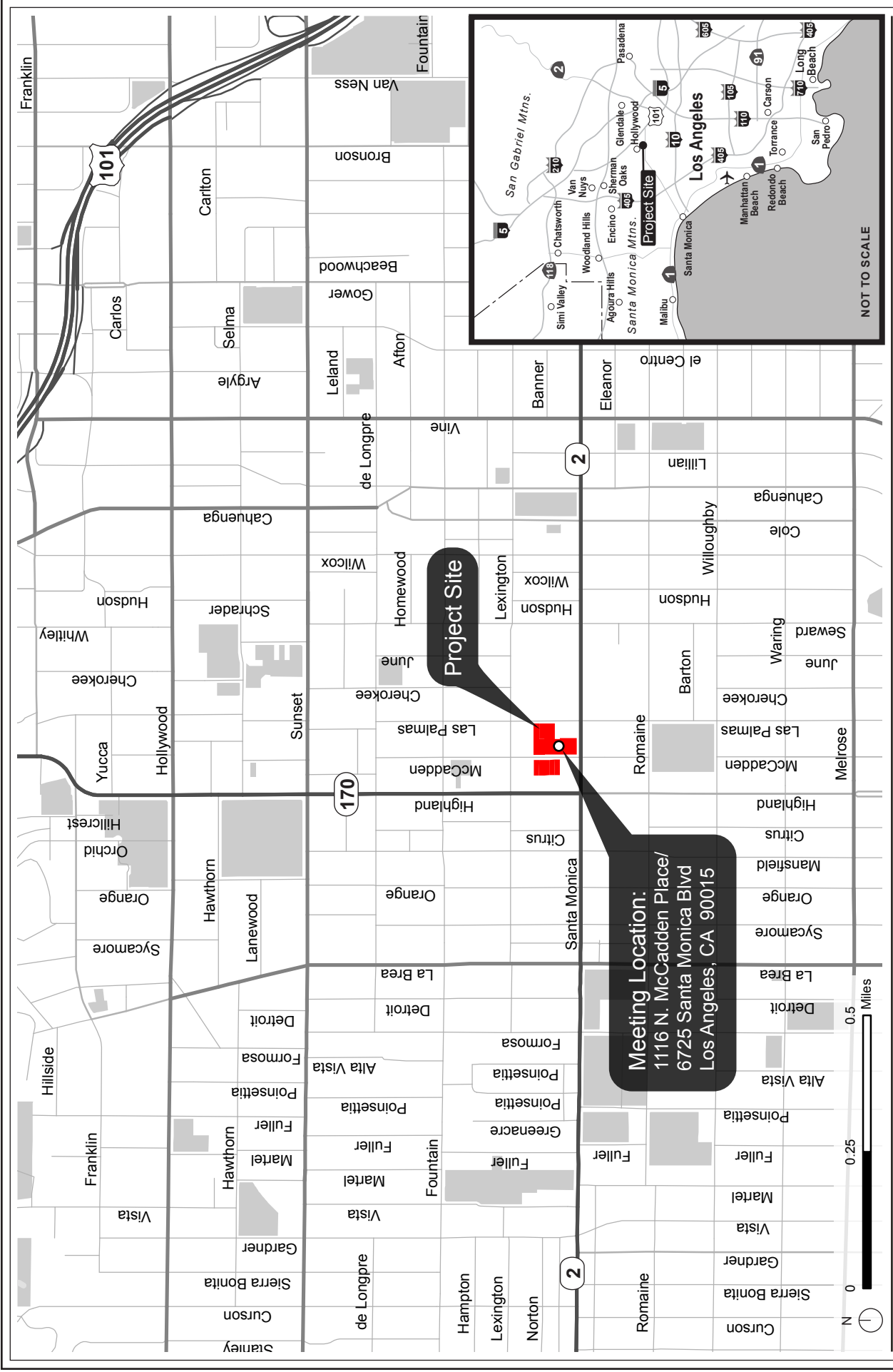


Project Location Map

Source: Los Angeles County GIS, 2014.



Conceptual Site Plan



Scoping Meeting Location Map

Source: Los Angeles County GIS, 2014.