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INFORMATION
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Wednesday, October 5, 2016

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

CASE NO.: ENV-2016-2846-EIR

PROJECT NAME: citizenM Hollywood & Vine

PROJECT APPLICANT: citizenM

PROJECT ADDRESS: 1718 N. Vine Street, Los Angeles, CA 90028

COMMUNITY PLANNING AREA: Hollywood

COUNCIL DISTRICT: 13 – Mitch O'Farrell

DUE DATE FOR PUBLIC COMMENTS: 4:00 P.M., November 4, 2016

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Los Angeles' intent, as Lead Agency, to prepare an EIR for this Project, which is located in an area of interest to you and/or the organization or agency you represent. This EIR will be prepared by outside consultants and submitted to the Department of City Planning, Environmental Analysis Section, for independent review and certification.

The Department of City Planning requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to the directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

PROJECT LOCATION: The Project Site is located at 1718 N. Vine Street and is bounded by a surface parking lot to north, the Pantages Theatre to the east, multi-family residential and commercial uses to the south, and Vine Street to the west.

PROJECT DESCRIPTION: citizenM, the Project Applicant, proposes to develop a 14-story hotel (Project) on an approximately 0.28-acre site located at 1718 N. Vine Street in the Hollywood community of the City of Los Angeles. The Project would include 216 guest rooms, approximately 6,489 square feet of guest-only amenities, and 4,354 square feet of shared guest and public spaces. The building would have a maximum height of 183 feet and would also include three underground parking levels. Upon completion, the Project would result in approximately 73,440 square feet of new floor area and a maximum floor area ratio (FAR) of 6:1.

REQUESTED PERMITS/APPROVALS: The Project Applicant is requesting the following approvals from the City of Los Angeles:

- Vesting Tentative Tract Map pursuant to LAMC Section 17.15 to create one master ground lot and multiple above- and below-grade airspace lots to accommodate the various Project components, to accomplish a limited merger of Vine Street to accommodate minor architectural projections of the Project into the existing public right of way, and to approve the Project's haul route;
- Vesting Zone/Height District Change from C4-2D-SN to (T)(Q)C4-2D-SN pursuant to LAMC Section 12.32 F and Q to allow for a FAR of 6:1 in lieu of 3:1 (per Ordinance No. 165,659);
- Zoning Administrator's Adjustment pursuant to LAMC Section 12.28 to allow reduced side and rear yard setbacks;
- Site Plan Review pursuant to LAMC Section 16.05;
- Master Conditional Use Permit pursuant to LAMC Section 12.24 W.1 for the sale and/or dispensing of alcoholic beverages for a maximum of three (3) on-site full line permits, including within the hotel's public "living room and terrace" dining area, at the guest-only rooftop bar, and throughout the hotel's guest room floors pursuant to in-room service;
- Findings of consistency with the Hollywood Community Plan and objectives in the Hollywood Redevelopment Plan Section 506.2.3, including approval of a written agreement with CRA/LA, a Designated Local Authority, to permit FAR in excess of 4.5:1; and
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics (Visual Quality, Views, Light/Glare, and Shading); Air Quality; Cultural Resources, Geology and Soils; Greenhouse Gas Emissions; Land Use and Planning; Noise; Public Services (Fire Protection); Transportation/Traffic; and Utilities (Water and Energy).

FILE REVIEW AND COMMENTS: The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the Department of City Planning, Major Projects/EIR Unit, 200 N. Spring Street, Suite 750, during office hours Monday through Friday, 9:00 A.M. to 4:00 P.M. A copy of the Initial Study prepared for the Project is not attached but may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the "Environmental Review" tab, then "Notice of Preparation & Public Scoping Meetings."

The Department of City Planning welcomes and will consider all comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 pm, November 4, 2016.**

Please direct your comments to:

Mail: Erin Strelch
Department of City Planning
Major Projects/EIR Unit
200 N. Spring Street, Suite 750
Los Angeles, CA 90012

E-mail: erin.strelch@lacity.org

Telephone: 213-978-1351

VINCENT P. BERTONI, AICP
Director of Planning



Erin Strelch
City Planning Associate

Attachments:

Project Location Map
Conceptual Site Plan
500-Foot Radius Map

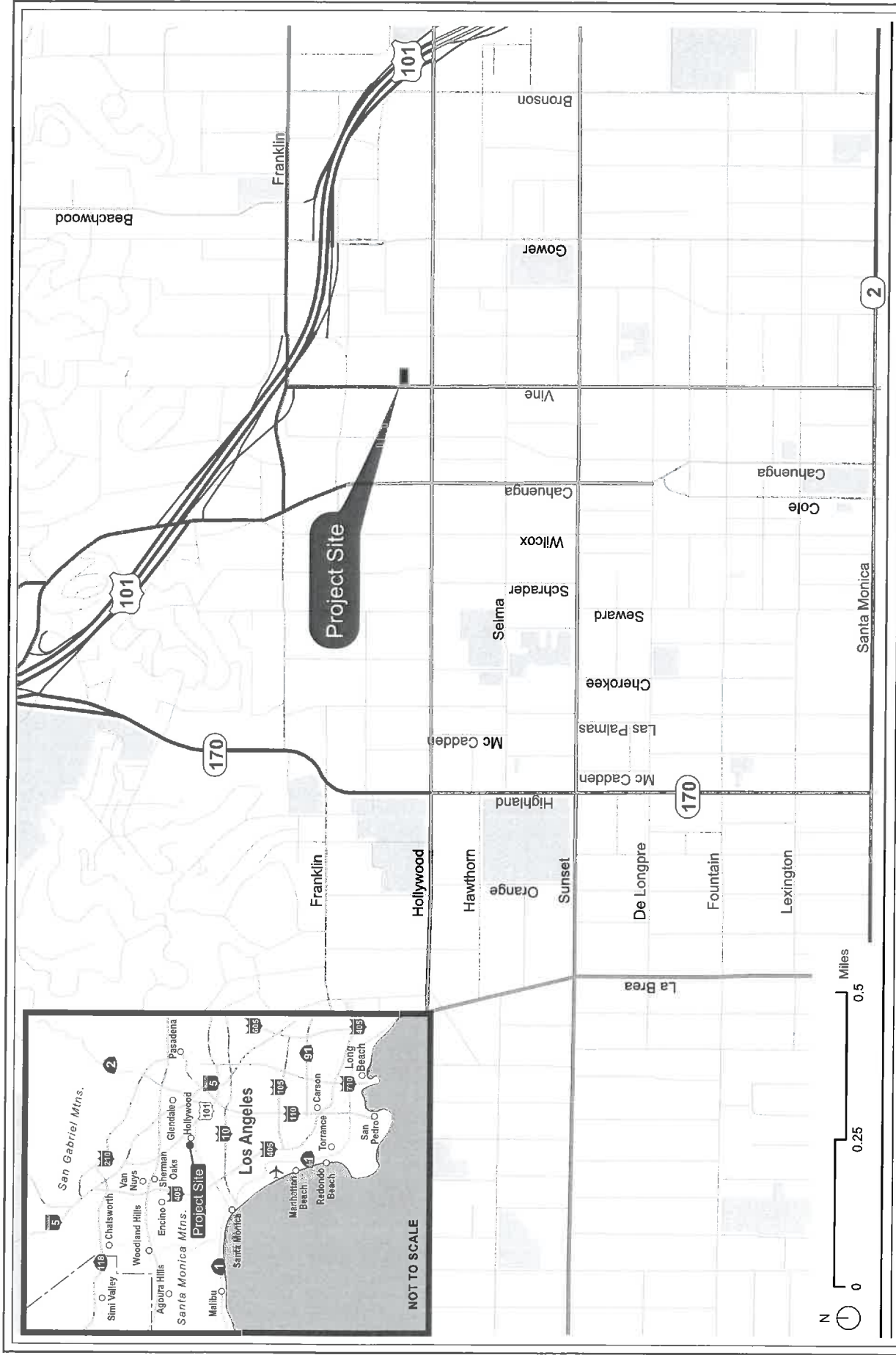
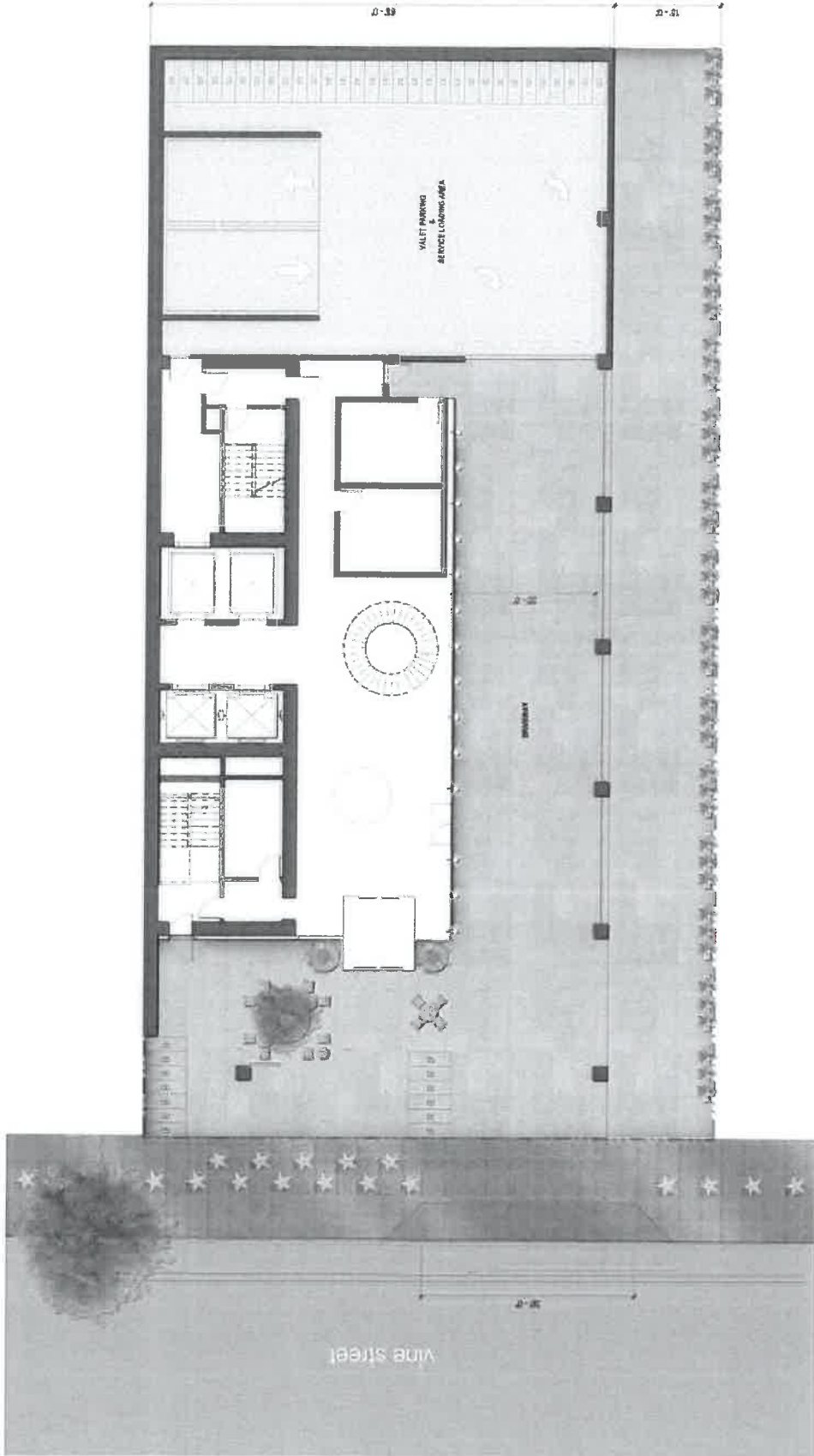
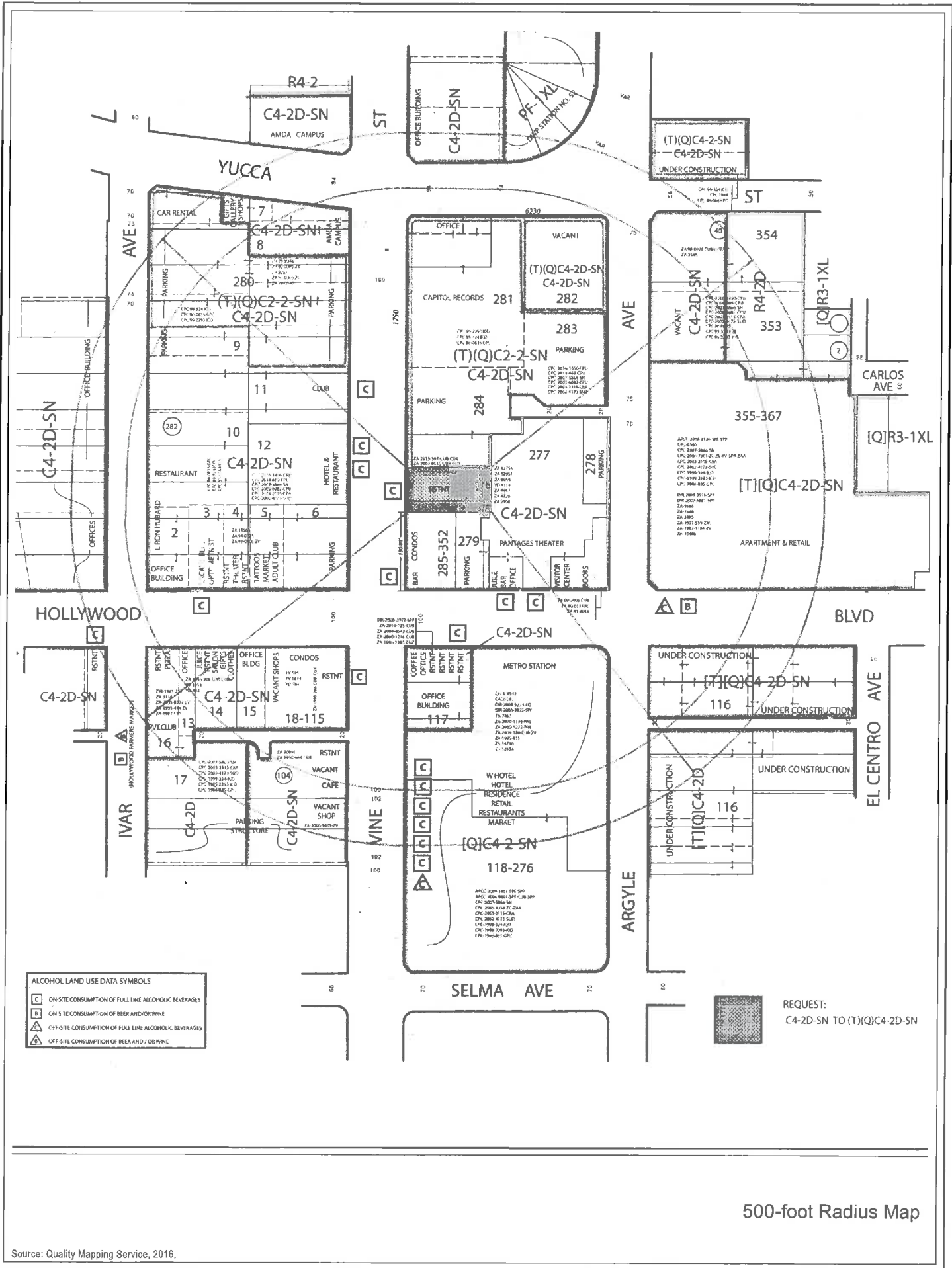


Figure A-1
Project Location Map



Conceptual Site Plan



500-foot Radius Map

Source: Quality Mapping Service, 2016.