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**November 15, 2018**

**NOTICE OF AVAILABILITY OF  
A DRAFT ENVIRONMENTAL IMPACT REPORT**

**Hollywood Community Plan Update  
City EIR No. ENV-2016-1451-EIR  
CPC-2016-1450-CPU  
State Clearinghouse No. 2016041093**

**TO:** Affected Agencies, Organizations, and Other Interested Parties

**PROJECT NAME:** Hollywood Community Plan Update

In accordance with the California Environmental Quality Act, the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed Hollywood Community Plan Update (Proposed Plan). This notice provides the general public, the local community, responsible agencies, and other interested parties with a summary of the Proposed Plan, conclusions of the DEIR, information regarding the availability of the DEIR for public review, and the timeframe for submitting comments on the DEIR. Comments must be submitted in writing according to the directions below.

**COMMENT REVIEW PERIOD:** November 15, 2018 to January 31, 2019

**PROJECT LOCATION:** The Hollywood Community Plan Area (CPA) is located within the incorporated City of Los Angeles and contains approximately 13,962 acres or 21.8 square miles. The CPA extends roughly south of the Cities of Burbank and Glendale and the Ventura Freeway (State Highway 134), west of the Golden State Freeway (Interstate 5), north of Melrose Avenue and south of Mulholland Drive and the Cities of West Hollywood and Beverly Hills, including land south of the City of West Hollywood, and north of Rosewood Avenue, between La Cienega Boulevard and La Brea Avenue.

**COUNCIL DISTRICTS:** 4, 5 and 13

**PROJECT BACKGROUND:** The Hollywood Community Plan is one of 35 Community Plans, which comprise the Land Use Element of the General Plan. The Land Use Element is one of the seven State-mandated elements of the General Plan that also include noise, transportation, and conservation among others. The Hollywood Community Plan (the land use plan for Hollywood) is being updated consistent with California Code Section 65302 for General Plans.

The City previously approved an update to the Hollywood Community Plan in substantially similar form as the Proposed Plan and certified EIR No. ENV-2005-2158-EIR, SCH No. 2002041009 (2012 EIR), on June 19, 2012, (2012 Approvals). On February 11, 2014, after a legal challenge to the 2012 Approvals, the Los Angeles Superior Court issued a Judgment directing the City to: (1) rescind its 2012 Approvals and (2) prepare, circulate and certify, consistent with the requirements of CEQA, an adequate and valid EIR, which could include a supplemental, revised 2012 EIR or a new EIR. The City elected to prepare a new EIR for the Proposed Plan.

**PROJECT DESCRIPTION:** The Proposed Plan would guide development for the Hollywood CPA through 2040 and includes amending both the text (land use policies) and the land use map of the Hollywood Community Plan. The Proposed Plan would also adopt several resolutions and zoning ordinances to implement the updates to the Community Plan, including changes for certain portions of the Hollywood CPA to allow specific uses and changes to development regulations (including height, floor area ratio (FAR), and density). These zoning ordinances would take a number of different forms, including amendments to the Zoning Map for zone and height district changes under Los Angeles Municipal Code (LAMC) Section 12.32, amendments to an existing specific plan (Vermont/Western Transit Oriented District Specific Plan), and development of a Community Plan Implementation Overlay (CPIO) District.

The Hollywood CPIO District Subarea boundaries would generally follow Franklin Avenue to the north, U.S. Route 101 (US-101) to the east, Fountain Avenue to the south and La Brea Avenue to the west. The CPIO District would propose regulatory protections for designated historical resources and pedestrian-oriented design standards in the Hollywood CPA. The CPIO would require that the rehabilitation of designated resources comply with the Secretary of the Interior’s Standards and restrict applicants from obtaining a demolition permit without an approved replacement project. Also, to ensure consistency between the updated Community Plan and other City plans and ordinances, the Proposed Project includes amendments to the Framework and Mobility Elements of the General Plan, and other elements as necessary.

The table below identifies the reasonably expected population, housing, and employment in the Proposed Plan, and compares this to the 2016 Baseline, Existing Plan and Southern California Association of Governments (SCAG) 2040 projections. Note: Revisions to the Reasonably Expected Development were made from those included in the Notice of Preparation to respond to new data and analysis that occurred during the preparation of the Draft EIR.

<b>2040 REASONABLY EXPECTED DEVELOPMENT OF THE HOLLYWOOD COMMUNITY PLAN</b>				
	<b>2016 Baseline</b>	<b>Existing Plan</b>	<b>Proposed Plan</b>	<b>SCAG 2040 /c/ Forecast</b>
Population	206,000	226,000 – 243,000	243,000 - 264,000	226,000
Housing /a,b/	104,000	113,000 – 121,000	121,000 - 132,000	113,000
Employment	101,000	119,000	124,000 - 127,000	119,000

Numbers are rounded to the nearest thousand.  
/a/ SCAG provides forecasts for households, which is the equivalent of occupied housing units, and does not include all units.  
/b/ The Existing Plan and the Proposed Plan factor in additional housing units that can be expected from the City’s housing incentives. It assumes all units are occupied.  
/c/ The SCAG 2040 Forecast does not factor in potential additional units from the City’s TOC Guidelines, which were adopted in 2017 after the adoption of the SCAG 2016/2040 RTP/SCS.  
**SOURCE:** SCAG 2016-2040 RTP/SCS; City of Los Angeles, 2016, 2018.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** Based on the analysis contained in the Draft EIR, the Proposed Plan would result in unavoidable significant environmental impacts with regard to: Air Quality (Violate Air Quality Standards during Construction and Operations; Cumulative Net Increase in Criteria Pollutants; Sensitive Receptors during Construction); Biological Resources (Special Status Species Habitat, Riparian Habitat, Wetlands, and Migratory Wildlife); Cultural Resources (Historical Resources); Noise (Groundborne Vibration/Noise; and Permanent and Temporary Noise increases); Public Services (Parks); and Transportation and Traffic (Circulation System, Neighborhood Traffic Intrusion, Congestion Management Plan [CMP], and Disruption to Traffic During Construction).

As identified in the Draft EIR, Section 4.8, there are sites in the Proposed Plan area that are included on lists enumerated under Section 65962.5. Interested parties and agencies should review Section 4.8 of Draft EIR to identify the particular sites.

**DOCUMENT REVIEW AND COMMENT:** The Draft EIR and all documents referenced in the EIR are available for public review for a 75-day period from November 15, 2018 to January 31, 2019. If you wish to review a copy of the 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 667, Los Angeles. Copies of the Draft EIR are also available for general public review at the following City of Los Angeles Public Library branches:

**Richard J. Riordan Central Library**  
630 W. 5<sup>th</sup> Street  
Los Angeles, CA 90071

**Cahuenga Branch Library**  
4591 Santa Monica Blvd.  
Los Angeles, CA 90029

**Frances Howard Goldwyn -  
Hollywood Regional Branch Library**  
1623 Ivar Ave.  
Los Angeles, CA 90028

**John C. Fremont Branch Library**  
6121 Melrose Ave.  
Los Angeles, CA 90038

**Los Feliz Branch Library**  
1874 Hillhurst Ave.  
Los Angeles, CA 90027

**Will & Ariel Durant Branch Library**  
7140 Sunset Blvd.  
Los Angeles, CA 90046

The Draft EIR can be downloaded or reviewed at DCP's website [<http://planning.lacity.org/>] (click on "Environmental Review" and then "Draft EIR"). The Draft EIR can be purchased on cd-rom for \$7.50 per copy. Contact Linda Lou at [linda.lou@lacity.org](mailto:linda.lou@lacity.org) or (213) 978-1473 to purchase one.

If you wish to submit comments on the Draft EIR, comply with the following instructions. The comments shall be written or typed and the comment shall include the commenter's name, contact information, and file number ENV-2016-1451-EIR. The written or typed comments shall be submitted to Linda Lou, in one of the following manners:

**Mail:** Linda Lou  
Los Angeles Department of City Planning  
200 N. Spring Street, Room 667  
Los Angeles, California 90012

**E-mail:** [linda.lou@lacity.org](mailto:linda.lou@lacity.org)

Written comments must be submitted between November 15, 2018 and January 31, 2019, and **no later than 5:00 PM on January 31, 2019.**

Comments that fail to comply with the above instructions for submissions for comments on the DEIR may not be included in the Final EIR and receive a response to comments under CEQA Guideline section 15088.