



APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number: ENV-2018-2116-EIR

Related Case Numbers: VTT-82152; CPC-2018-2115-DA; CPC-2018-2114-ZCJ-HD-CU-MCUP-SPR

Case Filed With (Print Name): Steve Kim / Eileen Maceo Date Filed: 4/12/18

EAF Accepted By (Print Name): _____ Date Accepted: _____

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address¹: See Attachment A.

Assessor's Parcel Number: See Attachment A.

Major Cross Streets: Yucca Street; Vine Street; Ivar Avenue; Argyle Avenue

Community Plan Area: Hollywood Council District: 13%

APPLICANT (if not Property Owner)

Name: MCAF Vine LLC

Company: MCAF Vine LLC

Address: 1995 Broadway, 3rd Floor

City: New York State: NY Zip Code: 10023

E-Mail: Contact Agent/Representative

Telephone No.: _____

PROPERTY OWNER

Name: Various (see Attachment)

Company: Various (see Attachment)

Address: See Attachment.

City: _____ State: _____ Zip Code: _____

E-Mail: Contact Agent/Representative

Telephone No.: _____

APPLICANT'S REPRESENTATIVE

Name: Edgar Khalatian

Company: Mayer Brown LLP

Address: 350 S. Grand Avenue, 25th Floor

City: Los Angeles State: CA Zip Code: 90017

E-Mail: ekhalatian@mayerbrown.com

Telephone No.: (213) 229-9548

ENVIRONMENTAL REVIEW CONSULTANT

Name: Jay Ziff

Company: Environmental Science Associates

Address: 233 Wilshire Boulevard

City: Santa Monica State: CA Zip Code: 90401

E-Mail: jziff@esassoc.com

Telephone No.: (310) 451-4488

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

- A.** Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

Demolition of an existing rental car facility and change of use for surface parking lots to allow construction of (i) 872 units; (ii) 133 senior affordable units; (iii) 30,176 square feet of retail/restaurant; (iv) 1,521 parking spaces; and, (v) 551 bike parking spaces in two sites comprised of four new buildings and one existing building. The proposed floor area ratio would be 6.4:1 and, inclusive of the existing Capitol Records Building, the total Property floor arear ratio would be 6.975:1.

Additional information or Expanded Initial Study attached: YES NO

- B.** Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? YES NO

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: 194,495 sf _____ square feet

Net Acres: 4.46 acres _____ Gross Acres: _____

B. Zoning/Land Use.

	Existing	Proposed
Zoning	(T)(Q) C2-2-SN/ C4-2D-SN	C2-2-SN
Use of Land	Commercial and Parking Lot	Mixed-use Commercial/Residential
General Plan Designation	Regional Commercial Center	Unchanged

C. Structures.

1. Does the property contain any vacant structure? YES NO
 If YES, describe and state how long it has been vacant: A car rental facility is currently vacant.

2. Will any structures be removed/demolished as a result of the project? YES NO
 If YES, provide the number: 1, type: Car Rental Facility
, total square footage: 1,237
 and age: of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: N/A

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? YES NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected (8" trunk diameter and greater)		See attached tree report.				
Protected (4" trunk diameter and greater)	N/A	Oak Tree (excluding Scrub Oak)				
	N/A	Southern California Black Walnut				
	N/A	Western Sycamore				
	N/A	California Bay				

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: YES NO

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.

E. Slope. State the percent of property which is:

Less than 10% slope: _____ 10-15% slope: _____ over 15% slope: _____

If slopes over 10% exist, a **Topographic Map** will be required.

F. **Grading.** Specify the total amount of dirt being moved:

- 0-500 cubic yards More than 500 cubic yards

If more than 500 cubic yards (indicate amount): TBD as EIR analysis moves forward. cubic yards

G. **Import/Export.** Indicate the amount of dirt to be imported or exported:

Imported: 0 cubic yards Exported: TBD cubic yards

Location of disposal site: TBD as EIR analysis moves forward.

Location of borrow site: N/A

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? YES NO

If YES, a **Haul Route** is required. TBD as EIR analysis moves forward.

H. **Hazardous Materials and Substances.** Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? YES NO

If YES, describe: _____

If YES, a **Phase I Environmental Site Assessment (ESA)** is required.

I. **Historic, Cultural and/or Architecturally Significant Site or Structure.** Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

National Register of Historic Places: _____

California Register of Historic Resources: _____

City of Los Angeles Cultural Historic Monument: _____

Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

Identified on SurveyLA: _____

Identified in HistoricPlacesLA: Capitol Records Building.

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? YES NO

J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? YES NO

If YES, describe: _____
_____ and indicate the sheet number on your plans showing the condition: _____.

3. **PROPOSED DEVELOPMENT**

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. **ALL PROJECTS**

i. **Parking.**

Vehicular Parking

Required: 987 + Guest: not required

Proposed: 1,521 + Guest: _____

Bicycle Parking:

Required Long-Term: 489 Required Short-Term: 62

Proposed Long-Term: 489 Proposed Short-Term: 62

ii. **Height.**

Number of stories (not including mezzanine levels): Various Maximum height: Varying

Are Mezzanine levels proposed? YES NO

If YES, indicate on which floor: 2nd

If YES, indicate the total square feet of each mezzanine: Please see Attachment A.

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

***The project is located within a TPA.*

iii. **Project Size.**

What is the total floor area of the project? 1,401,453 gross square feet

iv. **Lot Coverage.** Indicate the percent of the total project that is proposed for:

Building footprint: ~60 %

Paving/hardscape: ~25 %

Landscaping: ~15 %

v. **Lighting.** Describe night lighting of project: Meets City requirements for proper lighting for pedestrians and law enforcement. Minimal upward facing lights will be used.

B. RESIDENTIAL PROJECT

If no portion of the project is residential check -N/A and continue to next section

i. Number of Dwelling Units.

Single Family: _____, Apartment: _____, Condominium: _____

ii. Recreational Facilities. List recreational facilities for project: Fitness room, lounge, recreational room; multi-purpose room; clubhouse; pools; amenity deck; library; game room; screening room; plazas; courtyards

iii. Open Space.

Does the project involve new construction resulting in additional floor area and units? YES NO
 Does the project involve six or more residential units? YES NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)	120,175	120,175
Private Open Space (Square Feet)	61,075	61,075
Landscaped Open Space Area (Square Feet)	23,844	23,844
Number of trees (24 inch box or greater)	252	252

iv. Utilities. Describe the types of appliances and heating (gas, electric, gas/electric, solar): A mix of gas, electric, and gas/electric appliances would be used.

v. Accessory Uses. Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: _____

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only check -N/A and continue to next section

i. Type of Use. Retail; restaurant.

ii. Project Size. Does the project only involve the remodel or change of use of an existing interior space or leasehold? YES NO
 If YES, indicate the total size of the interior space or leasehold: N/A square feet

iii. Hotel/Motel. Identify the number of guest rooms: 220* guest rooms
 * = Only in an alternate scheme.

iv. **Days of operation.** TBD.
Hours of operation. TBD.

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? YES NO
If YES, describe events and how often they are proposed _____
None of the listed are proposed

vi. **Occupancy Limit.** Total Fire Department occupancy limit: TBD.
a. Number of fixed seats or beds N/A
b. Total number of patrons/students N/A
c. Number of employees per shift TBD., number of shifts TBD.
d. Size of largest assembly area N/A square feet

v. **Security.** Describe security provisions for the project _____
A security system which includes camera system will be provided at all building entries and
pedestrian-level appropriate lighting to allow easy pathfinding and security enforcement.

4. SELECTED INFORMATION

A. **Circulation.** Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). Yucca Street (Avenue II, Local Street - Standard) Immediate; Argyle Avenue (Local Street - Standard) Immediate; Ivar Avenue (Local Street - Standard) Immediate; Hollywood Boulevard (Avenue I) 325 feet; Dix Street (Collector) 815 feet; Hollywood Freeway (US-101) 575 feet; Franklin Avenue (Modified Avenue II) 550 feet; Cahuenga Boulevard (Modified Avenue II) 475 feet; Wilcox Avenue (Modified Avenue III) 910 feet; Gower Street (Modified Avenue III) 860 feet.

B. **Green building certification.** Will the project be LEED-certified or equivalent? YES NO
If YES, check appropriate box:
 Certified Equivalent Silver Gold Platinum Other _____

C. **Fire sprinklers.** Will the Project include fire sprinklers? YES NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

Check this box if you are requesting a Class 32 Exemption, and:

- You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.