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May 11, 2017
NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
ENV-2015-2026-EIR
STATE CLEARINGHOUSE NO. 2015101073

TO: Owners of Property and Occupants and Other Interested Parties

PROJECT NAME: Crossroads Hollywood

SITE LOCATION: 1540–1552 Highland Avenue; 6700–6760 Selma Avenue; 6663–6675 Selma Avenue; 1543–1553 McCadden Place; 1542–1546 McCadden Place; 1501–1573 Las Palmas Avenue; 1500–1570 Las Palmas Avenue; 1600–1608 Las Palmas Avenue; 6665–6713½ Sunset Boulevard, Los Angeles, California, 90028

COMMUNITY PLAN AREA: Hollywood Community Plan Area

COUNCIL DISTRICT: 13—Mitch O'Farrell

CERTIFIED NEIGHBORHOOD COUNCIL: Central Hollywood

COMMENT REVIEW PERIOD: May 11, 2017–June 26, 2017

PROJECT DESCRIPTION: The Project Site consists of 29 individual parcels across four City blocks and is generally bounded by Selma Avenue to the north; the Blessed Sacrament Catholic Church and School to the east; Sunset Boulevard to the south; and Highland Avenue and McCadden Place to the west. The Project Site includes the Crossroads of the World complex (Crossroads of the World), which is a designated City Cultural-Historic Monument (Monument #134) and also appears on the National Register of Historic Places and the California Register of Historic Resources. CRE-HAR Crossroads SPV, LLC, the Project Applicant, proposes to redevelop the Project Site with a mixed-use development that retains and integrates the Crossroads of the World within a collection of new buildings of contemporary design and creates an open-air pedestrian district with a mix of shopping, dining, and entertainment uses. The Project would retain, preserve, and rehabilitate Crossroads of the World and remove all other existing uses on the Project Site, including surface parking lots and approximately 172,573 square feet of existing floor area consisting of 84 residential units (including 80 multi-family dwelling units and two duplexes) and commercial/retail and office uses. The Project would include eight new mixed-use buildings with residential, hotel, commercial/retail, office, entertainment, and restaurant uses, and a new stand-alone, one-story commercial/retail building. Upon buildout, the Project (including existing uses to be retained) would include approximately 1,432,500 square feet of floor area consisting of 950 residential units, 308 hotel rooms, approximately 95,000 square feet of office uses, and approximately 185,000 square feet of commercial/retail uses. The proposed floor area ratio (FAR) would be approximately 4.72:1 averaged across the Project Site. Building heights would range from 1 to 32 floors with a maximum building height of approximately 402 feet above grade.

PERMITS AND APPROVALS: The Project would require various approvals and may include, but would not be limited to, the following: Zone and Height District Change from C4-2D and C4-2D-SN to C4-2D and C4-2D-SN to replace the "D" Limitation to reflect the proposed Project pursuant to LAMC Section 12.32-F; Major Development Project Conditional Use Permit pursuant to LAMC Section 12.24-U,14; Vesting Conditional Use Permit pursuant to LAMC Section 12.24-T for floor area ratio averaging in a unified development; Master Conditional Use Permit for the sale of alcoholic beverages in connection with a total of 22 alcohol-related uses associated with the Project's

proposed hotel and commercial uses and eight uses with live entertainment pursuant to LAMC 12.24-W,1; Site Plan Review pursuant to LAMC Section 16.05; Development Agreement; Vesting Tentative Tract Map, including a street vacation and subsurface vacation pursuant to LAMC Sections 17.01 and 17.15; Haul Route Approval; Owner Participation Agreement; Findings of Consistency with the Redevelopment Plan; 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.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Significant and unavoidable Project impacts have been identified with regard to regional air quality emissions for construction and operation, demolition of historical resources, on-site and off-site noise and vibration during construction, traffic intersection levels of service during construction, and traffic on residential street segments during operation.

Other issues addressed in the Draft Environmental Impact Report (EIR) include: aesthetics (visual quality, views, light/glare, and shading); air quality; greenhouse gas emissions; cultural resources (historic, archaeological, paleontological, and tribal cultural resources); geology and soils; hazards and hazardous materials; hydrology and water quality; land use; noise; employment; housing; population; public services (police protection, fire protection, schools, libraries, parks and recreation); traffic, access, and parking; and utilities and service systems (water supply, wastewater, solid waste, and energy). With implementation of mitigation measures, no significant and unavoidable Project or cumulative impacts associated with these environmental topics are expected.

DOCUMENT REVIEW AND COMMENT: If you wish to review a print copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so by appointment, between the hours of 8:00 a.m. and 4:00 p.m., at the City of Los Angeles Department of City Planning at 200 North Spring Street, Room 750, Los Angeles, CA 90012.

The Draft EIR is also available online at the Department of City Planning's website <http://planning.lacity.org> (click on "Environmental Review" and then "Draft EIR"). The Draft EIR can be purchased on DVD-ROM for \$5.00 per copy. Contact Alejandro Huerta of the City of Los Angeles at (213) 978-1454 to purchase a copy. The Draft EIR is also available on DVD-ROM at the following libraries:

- 1) Central Library—630 W. 5th Street, Los Angeles, CA 90071
- 2) Frances Howard Goldwyn—Hollywood Regional Library—1623 N. Ivar Avenue, Los Angeles, CA 90028
- 3) Will & Ariel Durant Branch Library—7140 W. Sunset Boulevard, Los Angeles, CA 90046
- 4) John C. Fremont Branch Library—6121 Melrose Avenue, Los Angeles, CA 90038

The review period for the Draft EIR begins on May 11, 2017, and ends on June 26, 2017. If you wish to submit comments regarding the Draft EIR, please reference the file number above and submit them in writing by 4:00 p.m. on June 26, 2017.

Please direct your comments to:

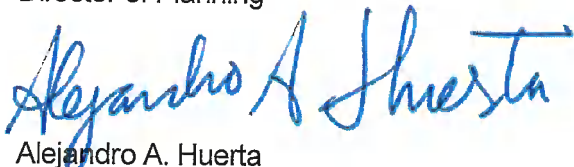
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MAY 11 2017

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