

**CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF
DETERMINATION**

(California Environmental Quality Act Guidelines Section 15094)

2019 022434



FILED
Jan 25 2019

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY


Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.		
LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) Los Angeles Department of City Planning 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012		COUNCIL DISTRICT 13
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) Crossroads Hollywood	CASE NOS. ENV-2015-2026-EIR; CPC-2015-2025-DB-MCUP-CU-SPR; VTT-73568-1A	
PROJECT DESCRIPTION AND LOCATION: Located at 1540-1552 Highland Avenue; 6660 Selma Avenue; 6663-6675 Selma Avenue; 6700-6760 Selma Avenue; 1542-1546 McCadden Place; 1543-1553 McCadden Place; 1500-1570 Las Palmas Avenue; 1501-1573 Las Palmas Avenue; 1600-1608 Las Palmas Avenue; 6665-6713½ Sunset Boulevard, Los Angeles, CA 90028 (Project Site), the Project would retain and rehabilitate certain onsite buildings and remove all other existing structures on the Project Site, and construct a mixed-use development that would include eight mixed-use buildings with residential, hotel, commercial/retail, entertainment and restaurant uses, and a stand-alone, one-story commercial/retail building. Upon buildout, the Project would include approximately 1,381,000 square feet of floor area, consisting of 950 residential units (11 percent, or 105 units, for Very Low Income Households), 308 hotel rooms, and approximately 190,000 square feet of commercial uses. The proposed floor area ratio (FAR) would be approximately 3.81:1 averaged across the Project Site.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY: CRE-HAR Crossroads SPV, LLC.		
CONTACT PERSON Heather Bleemers	STATE CLEARING HOUSE NUMBER 2015101073	TELEPHONE NUMBER (213) 847-3682
On January 22, 2019, the City Council of the City of Los Angeles approved for: (1) a Vesting Tentative Tract Map for the merger and re-subdivision of a 6.86 net acre site into five ground lots and 30 airspace lots; (2) a Master Conditional Use to permit the on-site and off-site sale, dispensing and consumption of a full line of alcoholic beverages in connection with a total of 22 establishments; (3) Master Conditional Use to permit eight uses with public dancing and live entertainment; and (4) Site Plan Review for a project that would result in an increase of 50 or more dwelling units; and (5) Density Bonus incentives permitting an increase in the maximum allowable Floor Area Ratio (FAR) to 3.81:1 averaged across the site, averaging of parking and open space, and permitting vehicular access from a less restrictive zone to a more restrictive zone; and (6) a Major Development Project Conditional Use Permit for a project creating 250 or more hotel guest rooms and over 100,000 square feet of floor area for nonresidential uses. The City Council's approval of the Vesting Tentative Tract Map, Site Plan Review and Density Bonus incentives became final on January 23, 2019.		
In addition, this is to advise that on January 25, 2019, the Mayor of the City of Los Angeles provided final approval for: (1) a Master Conditional Use to permit the on-site and off-site sale, dispensing and consumption of a full line of alcoholic beverages in connection with a total of 22 establishments; (2) Master Conditional Use to permit eight uses with public dancing and live entertainment; and (3) a Major Development Project Conditional Use Permit for a project creating 250 or more hotel guest rooms and over 100,000 square feet of floor area for nonresidential uses.		
SIGNIFICANT EFFECT	<input checked="" type="checkbox"/> Project will have a significant effect on the environment. <input type="checkbox"/> Project will not have a significant effect on the environment.	
MITIGATION MEASURES	<input checked="" type="checkbox"/> Mitigation measures were made a condition of project approval. <input type="checkbox"/> Mitigation measures were not made a condition of project approval.	
MITIGATION REPORTING / MONITORING	<input checked="" type="checkbox"/> A mitigation reporting or monitoring plan was adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan was not adopted for the project.	
OVERRIDING CONSIDERATION	<input checked="" type="checkbox"/> Statement of Overriding Considerations was adopted. <input type="checkbox"/> Statement of Overriding Considerations was not adopted. <input type="checkbox"/> Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	<input checked="" type="checkbox"/> An Environmental Impact Report was prepared and certified and findings were made for the project pursuant to the provisions of CEQA. The Environmental Impact Report may be examined at the Department of City Planning.* <input type="checkbox"/> An Environmental Impact Report was not prepared for the project.	
NEGATIVE DECLARATION	<input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk.* <input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.	
SIGNATURE (Lead Agency) 	TITLE Senior City Planner	DATE OF PREPARATION January 25, 2019
DISTRIBUTION: Part 1 - County Clerk Part 2 - City Clerk Part 3 - Agency Record Part 4 - Resp. State Agency (if any) Part 5 - Office of Planning and Research (if applicable)	* Department of City Planning City of Los Angeles 221 N Figueroa Street, Suite 1350 Los Angeles, CA 90012	

THIS NOTICE WAS POSTED
ON January 25 2019
UNTIL February 25 2019
REGISTRAR - RECORDER/COUNTY CLERK

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as


Department Representative

(117) 847-3682

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Dean C. Logan, Registrar - Recorder/County Clerk
Electronically signed by LAKEISHA MCCOY

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

JAN 25 2019

Deane C. Logan REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA

