



**ADDENDUM TO THE
ENVIRONMENTAL IMPACT REPORT
FOR THE
5901 SUNSET PROJECT
(CASE NUMBER: ENV-2013-2813-EIR)**

December 2018

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ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE 5901 SUNSET PROJECT

I. Introduction

This document is an Addendum to the Environmental Impact Report (EIR) prepared for the 5901 Sunset Project (City of Los Angeles EIR No. ENV-2013-2813-EIR, State Clearinghouse No. 2014021009). The Los Angeles City Council certified the EIR in August 2016 (Certified EIR) in conjunction with its approval of the 5901 Sunset Project. This Addendum clarifies or amplifies the information contained in the Certified EIR regarding the proposed removal of one street tree in connection with the Project. No other modifications to the Project are proposed and none of the conditions described in State CEQA Guideline Section 15162 calling for preparation of a subsequent EIR have occurred. The Certified EIR, as referred to herein, consists of the Draft EIR and the Final EIR.

II. Background

The Project Site includes approximately 1.55 acres of land located at 5901-5925 Sunset Boulevard and 1515-1525 Bronson Avenue on the northwest corner of Bronson Avenue and Sunset Boulevard in the Hollywood Community of the City of Los Angeles (City).

The Certified EIR analyzed the construction and operation of a 15-story mixed-use building comprised of 274,000 square feet of office space and 26,000 square feet of retail space. During the project approval process, the project evaluated in the Certified EIR was modified to reduce the height of the building from a 15-story (260 feet) building to a 13-story building with a roof height of 181 feet and a height of 206 feet to the top of the mechanical penthouse. With the reduction in height, the floor area of the building was reduced from 300,000 square feet to 268,850 square feet. This project is referred to herein as the Approved Project. Construction of the Approved Project is currently underway.

Prior to the construction activities currently underway on the Project Site, the Project Site was used as a surface parking lot and was bounded by vine-covered concrete walls and chain-link fencing. With the exception of a few shrubs along the northern property line, the Project Site was paved with asphalt surface. In addition, six palm trees front the Project Site to the south, along Sunset Boulevard. As provided in the Certified EIR, the Approved Project proposed to retain these palm trees. However, construction of the Approved Project, which is currently underway, is necessitating the removal of one of these

six palm trees to implement the approved service-only driveway exit on Sunset Boulevard. This Addendum addresses the proposed modification to the Approved Project to remove one palm tree along Sunset Boulevard.

III. CEQA Authority for an Addendum

State CEQA Guideline Section 15164(a) states that:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

State CEQA Guideline Section 15162 states that no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless a further discretionary approval on the project is required, and one of the following events occur:

1. *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
2. *Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
3. *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - a. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - b. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - c. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Likewise, the CEQA statute, Public Resources Code Section 21166, states that no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occur:

- a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report;*
- b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or*
- c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.*

IV. Addendum to Certified EIR: Necessary Additions Regarding Street Tree Removal

As noted above, an addendum to a previously certified EIR is required when some additions are necessary but none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred. This Addendum clarifies or amplifies the information contained in the Certified EIR regarding the proposed permit approval for removal of one street tree in connection with driveway improvements required for the Approved Project. No other modifications to the Project are proposed and none of the conditions described in State CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred. Specifically, no substantial changes are proposed nor have substantial changes occurred which will require major revisions of the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

A site plan showing the proposed street tree to be removed is included in Appendix A of this Addendum. This document supplements the information necessary for the proposed approval of a street tree removal permit and does not present new information of substantial importance which would create one or more significant effects not previously disclosed or increase the severity of the significant events already evaluated in the Certified EIR. Changes to mitigation measures or the alternatives analyzed in the Certified EIR also would not occur.

As previously described and as illustrated in Appendix A of this Addendum, a modification to the Approved Project is proposed to allow the removal of one palm tree located along the Sunset Boulevard sidewalk fronting the Project Site. As shown in Appendix A of this Addendum, the palm tree is located midblock along Sunset Boulevard. The removal of this palm tree is necessary to implement the service-only driveway exit on Sunset Boulevard approved as part of the Approved Project.

While the Approved Project did not contemplate the removal of any of the palm trees along Sunset Boulevard and while the potential removal of any of those trees was not specifically addressed in the Draft EIR (see Section IV.A, Aesthetics, View, Light/Glare, and Shading of the Draft EIR), the Initial Study prepared for the Approved Project, included in Appendix A of the Draft EIR, addressed the potential removal of the palm trees along Sunset Boulevard. Specifically, as discussed on pages B-2 and B-10 of the Initial Study, while the Project does not propose to remove street trees, were construction activities to require removal of the palm trees along Sunset Boulevard or were construction activities to result in the death of the trees, the Applicant would replace removed street trees in accordance with the requirements of the City of Los Angeles Urban Forestry Division. As further discussed on page B-10 of the Initial Study, the City of Los Angeles Protected Tree Ordinance (Chapter IV, Article 6 of the LAMC) regulates the relocation or removal of all Southern California native oak trees (excluding scrub oak), California black walnut trees, Western sycamore trees, and California Bay trees of at least four inches in diameter at breast height. These tree species are defined as “protected” by the City of Los Angeles. The street tree proposed to be removed is a palm tree and is not considered a species protected by the City’s Protected Tree Ordinance.

A Tree Removal Permit will be required from the City of Los Angeles Urban Forestry Division for the proposed removal of one palm tree along Sunset Boulevard. The City of Los Angeles Board of Public Works requires that two 24-inch box-size trees be planted to replace each street tree removed. Therefore, two 24-inch box size trees must be planted to replace the one palm tree proposed for removal. As shown on the Proposed Planting Plan provided in Appendix B of this Addendum, one replacement palm tree and two additional golden rain trees would be planted along Sunset Boulevard. This planting meets the required type and quantity of replacement trees. These tree species are drought-tolerant once established. The irrigation systems would include a dedicated meter and backflow. It is noted that the final tree locations and species and irrigation specifications will ultimately be specified by the landscape architect in consultation with the City of Los Angeles Urban Forestry Division.

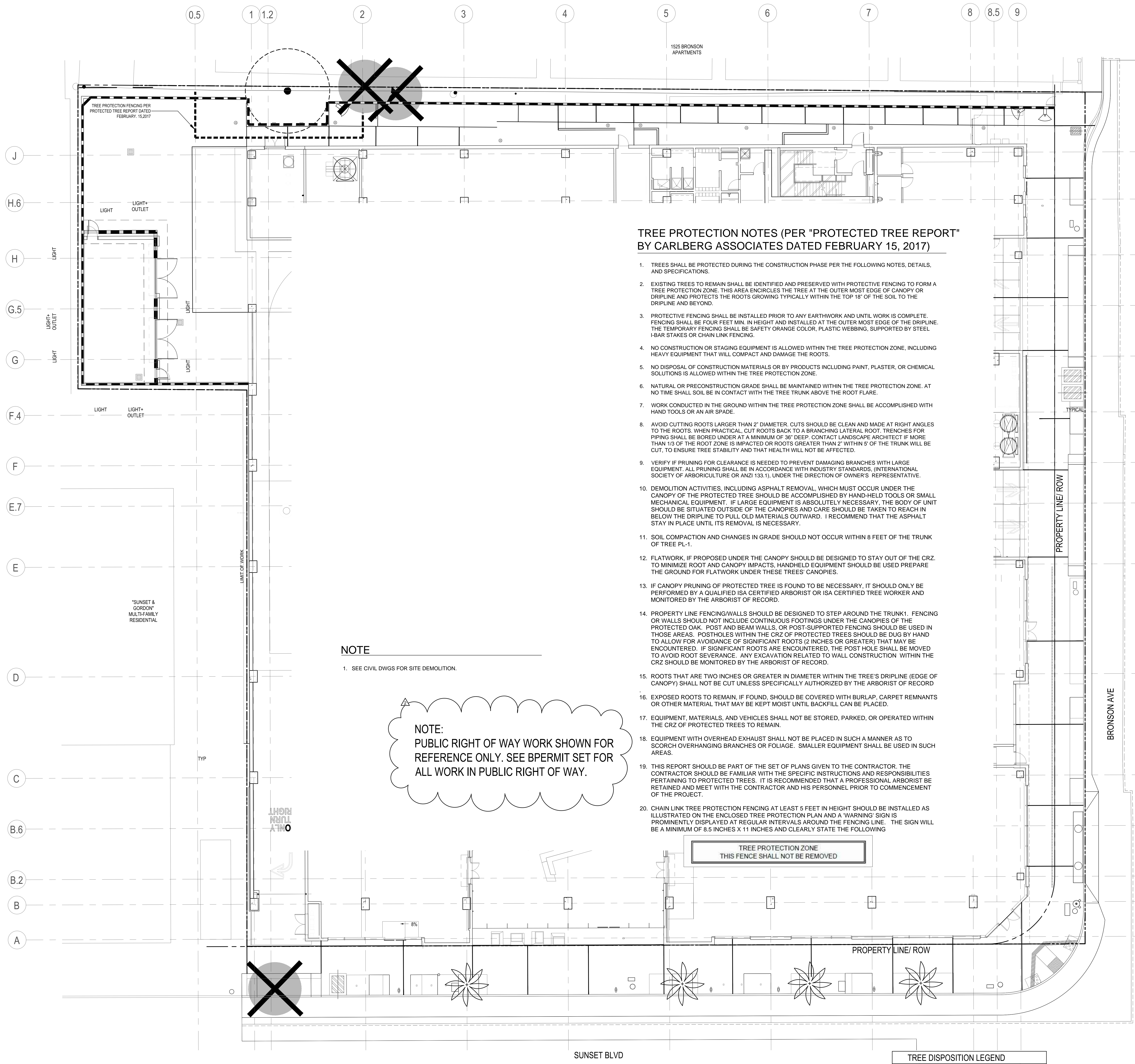
With regard to the potential for impacts to biological resources associated with the removal of the palm trees along Sunset Boulevard, page B-9 of the Initial Study provides that while the Project does not propose to remove these street trees, due to the proximity of the Project’s construction activities, construction activities may affect the trees such that they would require removal. Although unlikely, these trees could potentially provide nesting

sites for migratory birds. The Project would comply with the Migratory Bird Treaty Act, which regulates vegetation removal during the nesting season to ensure that significant impacts to migratory birds would not occur. With compliance with this existing regulatory requirement, impacts would be less than significant.

Based on the above, since the loss of one of the palm trees along Sunset Boulevard would be temporary, the removal of a street tree during construction would not substantially alter, degrade, or eliminate the existing visual character of the area, and potential impacts to aesthetic resources would be less than significant. In addition, with compliance with regulatory requirements regarding tree replacement, potential impacts associated with biological resources would also be less than significant.

V. Conclusion

This Addendum provides necessary additions regarding the proposed approval of the street tree removal permit associated with removal of one street tree necessary to implement driveway improvements. No change in Project circumstances or new information not previously available with the exercise of reasonable diligence exists that would trigger additional environmental review under State CEQA Guidelines Section 15162 prior to the City's action on the street tree removal permit. Consideration by the City of Los Angeles Board of Public Works of this Addendum with the previously certified EIR is appropriate CEQA review required prior to making a decision on the currently proposed street tree removal permit.



TREE PROTECTION NOTES (PER "PROTECTED TREE REPORT" BY CARLBERG ASSOCIATES DATED FEBRUARY 15, 2017)

- TREES SHALL BE PROTECTED DURING THE CONSTRUCTION PHASE PER THE FOLLOWING NOTES, DETAILS, AND SPECIFICATIONS.
- EXISTING TREES TO REMAIN SHALL BE IDENTIFIED AND PRESERVED WITH PROTECTIVE FENCING TO FORM A TREE PROTECTION ZONE. THIS AREA ENCLOSES THE TREE AT THE OUTER MOST EDGE OF CANOPY OR DRIPLINE AND PROTECTS THE ROOTS GROWING TYPICALLY WITHIN THE TOP 18" OF THE SOIL TO THE DRIPLINE AND BEYOND.
- PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO ANY EARTHWORK AND UNTIL WORK IS COMPLETE. FENCING SHALL BE FOUR FEET MIN. IN HEIGHT AND INSTALLED AT THE OUTER MOST EDGE OF THE DRIPLINE. THE TEMPORARY FENCING SHALL BE SAFETY ORANGE COLOR, PLASTIC WEBBING, SUPPORTED BY STEEL I-BAR STAKES OR CHAIN LINK FENCING.
- NO CONSTRUCTION OR STAGING EQUIPMENT IS ALLOWED WITHIN THE TREE PROTECTION ZONE, INCLUDING HEAVY EQUIPMENT THAT WILL COMPACT AND DAMAGE THE ROOTS.
- NO DISPOSAL OF CONSTRUCTION MATERIALS OR BY PRODUCTS INCLUDING PAINT, PLASTER, OR CHEMICAL SOLUTIONS IS ALLOWED WITHIN THE TREE PROTECTION ZONE.
- NATURAL OR PRECONSTRUCTION GRADE SHALL BE MAINTAINED WITHIN THE TREE PROTECTION ZONE. AT NO TIME SHALL SOIL BE IN CONTACT WITH THE TREE TRUNK ABOVE THE ROOT FLARE.
- WORK CONDUCTED IN THE GROUND WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND TOOLS OR AN AIR SPADE.
- AVOID CUTTING ROOTS LARGER THAN 2" DIAMETER. CUTS SHOULD BE CLEAN AND MADE AT RIGHT ANGLES TO THE ROOTS. WHEN PRACTICAL, CUT ROOTS BACK TO A BRANCHING LATERAL ROOT. TRENCHES FOR PIPING SHALL BE BORED UNDER AT A MINIMUM OF 36" DEEP. CONTACT LANDSCAPE ARCHITECT IF MORE THAN 1/3 OF THE ROOT ZONE IS IMPACTED OR ROOTS GREATER THAN 2" WITHIN 5' OF THE TRUNK WILL BE CUT, TO ENSURE TREE STABILITY AND THAT HEALTH WILL NOT BE AFFECTED.
- VERIFY IF PRUNING FOR CLEARANCE IS NEEDED TO PREVENT DAMAGING BRANCHES WITH LARGE EQUIPMENT. ALL PRUNING SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS, (INTERNATIONAL SOCIETY OF ARBORICULTURE OR ANZI 133.1), UNDER THE DIRECTION OF OWNER'S REPRESENTATIVE.
- DEMOLITION ACTIVITIES, INCLUDING ASPHALT REMOVAL, WHICH MUST OCCUR UNDER THE CANOPY OF THE PROTECTED TREE SHOULD BE ACCOMPLISHED BY HAND-HELD TOOLS OR SMALL MECHANICAL EQUIPMENT. IF LARGE EQUIPMENT IS ABSOLUTELY NECESSARY, THE BODY OF UNIT SHOULD BE SITUATED OUTSIDE OF THE CANOPIES AND CARE SHOULD BE TAKEN TO REACH IN BELOW THE DRIPLINE TO PULL OLD MATERIALS OUTWARD. I RECOMMEND THAT THE ASPHALT STAY IN PLACE UNTIL ITS REMOVAL IS NECESSARY.
- SOIL COMPACTION AND CHANGES IN GRADE SHOULD NOT OCCUR WITHIN 8 FEET OF THE TRUNK OF TREE PL-1.
- FLATWORK, IF PROPOSED UNDER THE CANOPY SHOULD BE DESIGNED TO STAY OUT OF THE CRZ. TO MINIMIZE ROOT AND CANOPY IMPACTS, HANDHELD EQUIPMENT SHOULD BE USED PREPARE THE GROUND FOR FLATWORK UNDER THESE TREES CANOPIES.
- IF CANOPY PRUNING OF PROTECTED TREE IS FOUND TO BE NECESSARY, IT SHOULD ONLY BE PERFORMED BY A QUALIFIED ISA CERTIFIED ARBORIST OR ISA CERTIFIED TREE WORKER AND MONITORED BY THE ARBORIST OF RECORD.
- PROPERTY LINE FENCING/WALLS SHOULD BE DESIGNED TO STEP AROUND THE TRUNK. FENCING OR WALLS SHOULD NOT INCLUDE CONTINUOUS FOOTINGS UNDER THE CANOPIES OF THE PROTECTED OAK. POST AND BEAM WALLS, OR POST-SUPPORTED FENCING SHOULD BE USED IN THOSE AREAS. POSTHOLES WITHIN THE CRZ OF PROTECTED TREES SHOULD BE DUG BY HAND TO ALLOW FOR AVOIDANCE OF SIGNIFICANT ROOTS (2 INCHES OR GREATER) THAT MAY BE ENCOUNTERED. IF SIGNIFICANT ROOTS ARE ENCOUNTERED, THE POST HOLE SHALL BE MOVED TO AVOID ROOT SEVERANCE. ANY EXCAVATION RELATED TO WALL CONSTRUCTION WITHIN THE CRZ SHOULD BE MONITORED BY THE ARBORIST OF RECORD.
- ROOTS THAT ARE TWO INCHES OR GREATER IN DIAMETER WITHIN THE TREE'S DRIPLINE (EDGE OF CANOPY) SHALL NOT BE CUT UNLESS SPECIFICALLY AUTHORIZED BY THE ARBORIST OF RECORD
- EXPOSED ROOTS TO REMAIN, IF FOUND, SHOULD BE COVERED WITH BURLAP, CARPET REMNANTS OR OTHER MATERIAL THAT MAY BE KEPT MOIST UNTIL BACKFILL CAN BE PLACED.
- EQUIPMENT, MATERIALS, AND VEHICLES SHALL NOT BE STORED, PARKED, OR OPERATED WITHIN THE CRZ OF PROTECTED TREES TO REMAIN.
- EQUIPMENT WITH OVERHEAD EXHAUST SHALL NOT BE PLACED IN SUCH A MANNER AS TO SCORCH OVERHANGING BRANCHES OR FOLIAGE. SMALLER EQUIPMENT SHALL BE USED IN SUCH AREAS.
- THIS REPORT SHOULD BE PART OF THE SET OF PLANS GIVEN TO THE CONTRACTOR. THE CONTRACTOR SHOULD BE FAMILIAR WITH THE SPECIFIC INSTRUCTIONS AND RESPONSIBILITIES PERTAINING TO PROTECTED TREES. IT IS RECOMMENDED THAT A PROFESSIONAL ARBORIST BE RETAINED AND MEET WITH THE CONTRACTOR AND HIS PERSONNEL PRIOR TO COMMENCEMENT OF THE PROJECT.
- CHAIN LINK TREE PROTECTION FENCING AT LEAST 5 FEET IN HEIGHT SHOULD BE INSTALLED AS ILLUSTRATED ON THE ENCLOSED TREE PROTECTION PLAN AND A "WARNING" SIGN IS PROMINENTLY DISPLAYED AT REGULAR INTERVALS AROUND THE FENCING LINE. THE SIGN WILL BE A MINIMUM OF 8.5 INCHES X 11 INCHES AND CLEARLY STATE THE FOLLOWING

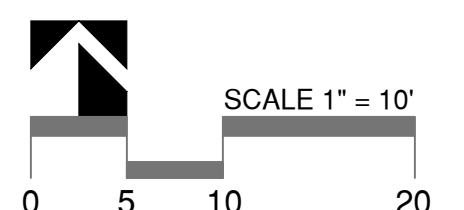
NOTE
1. SEE CIVIL DWGS FOR SITE DEMOLITION.

NOTE:
PUBLIC RIGHT OF WAY WORK SHOWN FOR REFERENCE ONLY. SEE BPERMIT SET FOR ALL WORK IN PUBLIC RIGHT OF WAY.

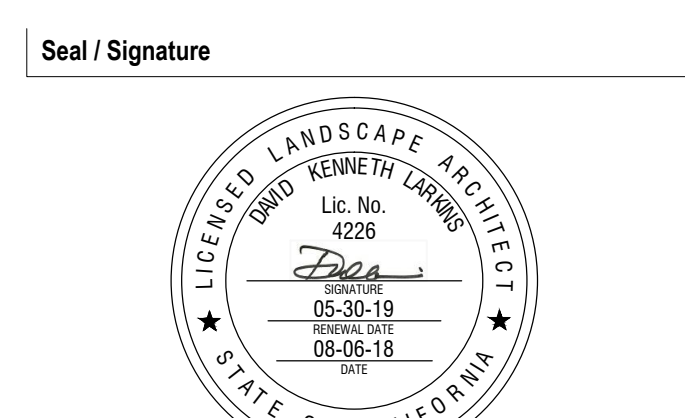
TREE PROTECTION ZONE
THIS FENCE SHALL NOT BE REMOVED

TREE DISPOSITION LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	EXISTING PALM TREES TO REMAIN	4
	EXISTING TREE TO BE REMOVED	3
	EXISTING OAK TREE TO REMAIN	1



Issue	Date	Description
1	09/02/2016	100% SCHEMATIC DESIGN
2	10/07/2016	70% LADBS POP SUBMITTAL
3	12/06/2016	100% DESIGN DEVELOPMENT
6	03/05/2017	100% READY TO ISSUE
1	06/12/2017	100% ISSUED FOR CONSTRUCTION - BULLETIN 1
2	07/25/2017	100% ISSUED FOR CONSTRUCTION - BULLETIN 2
4	09/26/2017	100% ISSUED FOR CONSTRUCTION - BULLETIN 4
5	11/10/2017	100% ISSUED FOR CONSTRUCTION - BULLETIN 5



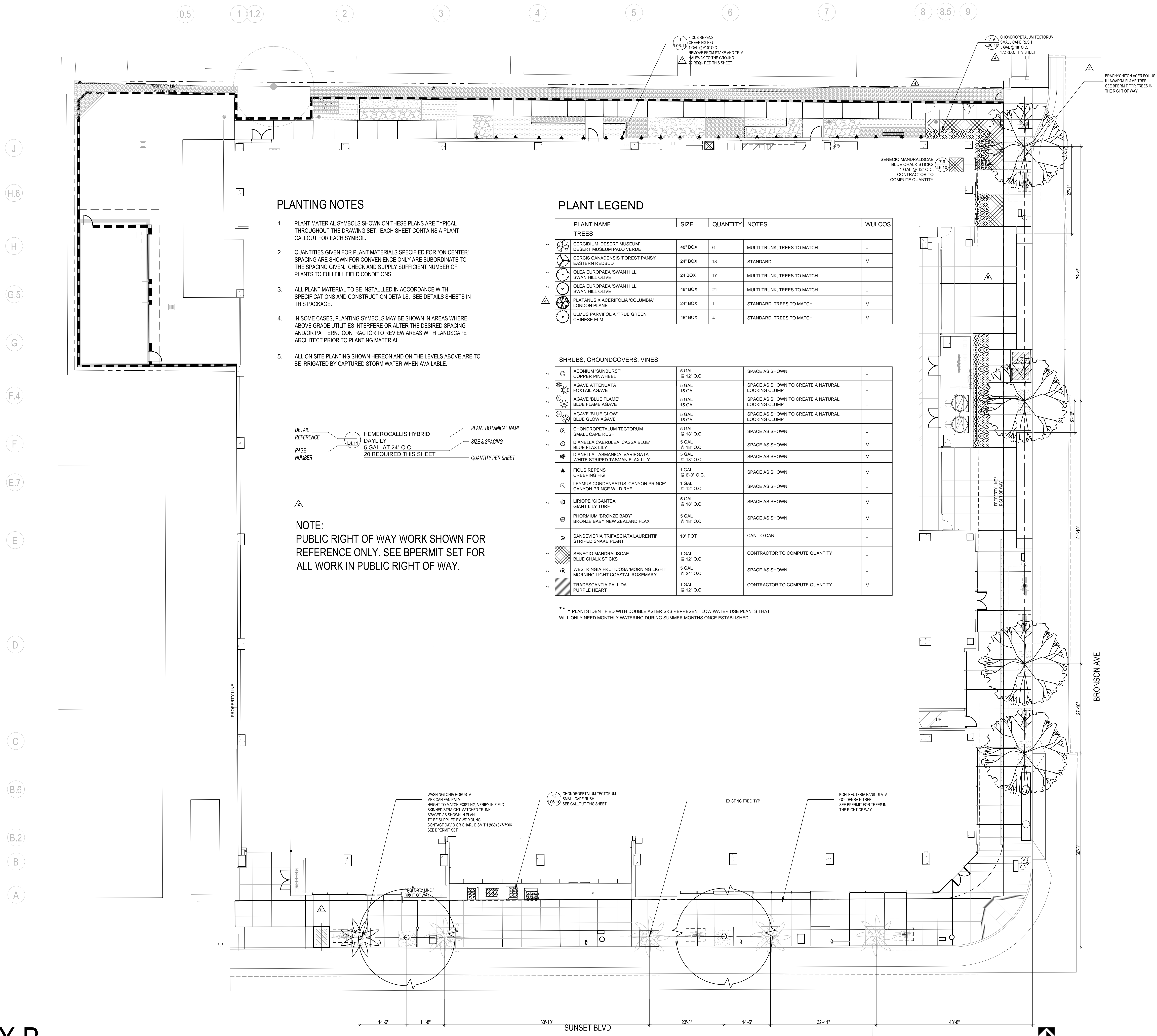
Project Name
5901 SUNSET

Project Number
05.8709.000

Description
PLANTING PLAN - LEVEL 1

Scale
1" = 10'-0"

L06.00



PLANTING NOTES

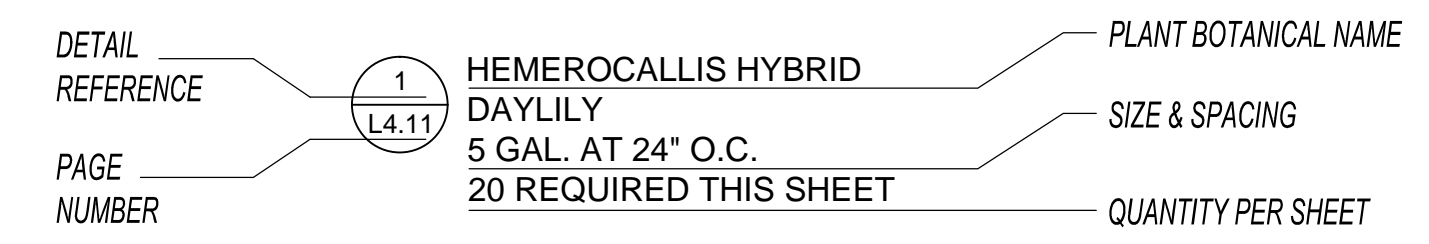
- PLANT MATERIAL SYMBOLS SHOWN ON THESE PLANS ARE TYPICAL THROUGHOUT THE DRAWING SET. EACH SHEET CONTAINS A PLANT CALLOUT FOR EACH SYMBOL.
- QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR 'ON CENTER' SPACING ARE SHOWN FOR CONVENIENCE ONLY ARE SUBORDINATE TO THE SPACING GIVEN. CHECK AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULLFILL FIELD CONDITIONS.
- ALL PLANT MATERIAL TO BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND CONSTRUCTION DETAILS. SEE DETAILS SHEETS IN THIS PACKAGE.
- IN SOME CASES, PLANTING SYMBOLS MAY BE SHOWN IN AREAS WHERE ABOVE GRADE UTILITIES INTERFERE OR ALTER THE DESIRED SPACING AND/OR PATTERN. CONTRACTOR TO REVIEW AREAS WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING MATERIAL.
- ALL ON-SITE PLANTING SHOWN HEREON AND ON THE LEVELS ABOVE ARE TO BE IRRIGATED BY CAPTURED STORM WATER WHEN AVAILABLE.

PLANT LEGEND

PLANT NAME	SIZE	QUANTITY	NOTES	WULCOS
TREES				
CERODIUM 'DESERT MUSEUM'	48" BOX	6	MULTI TRUNK, TREES TO MATCH	L
DESERT MUSEUM PALO VERDE				
CERCIS CANADENSIS 'FOREST PANSY'	24" BOX	18	STANDARD	M
EASTERN REDBUD				
OLEA EUROPAEA 'SWAN HILL'	24 BOX	17	MULTI TRUNK, TREES TO MATCH	L
SWAN HILL OLIVE				
OLEA EUROPAEA 'SWAN HILL'	48" BOX	21	MULTI TRUNK, TREES TO MATCH	L
SWAN HILL OLIVE				
PLATANUS X ACERIFOLIA 'COLUMBIA'	24" BOX	1	STANDARD, TREES TO MATCH	M
LONDON PLANE				
LEYMUS PANYPOLIA 'TRUE GREEN'	48" BOX	4	STANDARD, TREES TO MATCH	M
CHINESE ELM				

PLANT NAME	SIZE	QUANTITY	NOTES	WULCOS
SHRUBS, GROUNDCOVERS, VINES				
AEONIUM 'SUNBURST'	5 GAL @ 12" O.C.		SPACE AS SHOWN	L
COPPER PINWHEEL				
AGAVE ATTENUATA	5 GAL		SPACE AS SHOWN TO CREATE A NATURAL LOOKING CLUMP	L
FOXTAIL AGAVE	15 GAL			
AGAVE 'BLUE FLAME'	5 GAL		SPACE AS SHOWN TO CREATE A NATURAL LOOKING CLUMP	L
BLUE FLAME AGAVE	15 GAL			
AGAVE 'BLUE GLOW'	5 GAL		SPACE AS SHOWN TO CREATE A NATURAL LOOKING CLUMP	L
BLUE GLOW AGAVE	15 GAL			
CHONDROPETALUM TECTORUM	5 GAL @ 12" O.C.		SPACE AS SHOWN	L
SMALL CAPE RUSH				
DIANELLA CAERULEA 'CASSA BLUE'	5 GAL @ 18" O.C.		SPACE AS SHOWN	M
BLUE FLAX LILY				
DIANELLA TASMANICA 'VARIEGATA'	5 GAL @ 18" O.C.		SPACE AS SHOWN	M
WHITE STRIPED TASMAN FLAX LILY				
FICUS REPENS	1 GAL @ 6" O.C.		SPACE AS SHOWN	M
CREeping FIG				
LEYMUS CONDENSATUS 'CANYON PRINCE'	1 GAL @ 12" O.C.		SPACE AS SHOWN	L
CANYON PRINCE WILD RYE				
LIRIOPE 'GIGANTEA'	5 GAL @ 18" O.C.		SPACE AS SHOWN	M
GIANT LILY TURF				
PHORMIUM 'BRONZE BABY'	5 GAL @ 18" O.C.		SPACE AS SHOWN	M
BRONZE BABY NEW ZEALAND FLAX				
SANSEVIERIA TRIFASCIATA 'LAURENTII'	10" POT		CAN TO CAN	L
STRIPED SNAKE PLANT				
SENECIO MANDRALISCAE	1 GAL @ 12" O.C.		CONTRACTOR TO COMPUTE QUANTITY	L
BLUE CHALK STICKS				
WESTRINGIA FRUTICOSA 'MORNING LIGHT'	5 GAL @ 24" O.C.		SPACE AS SHOWN	L
MORNING LIGHT COASTAL ROSEMARY				
TRADESCANTIA PALLIDA	1 GAL @ 12" O.C.		CONTRACTOR TO COMPUTE QUANTITY	M
PURPLE HEART				

** PLANTS IDENTIFIED WITH DOUBLE ASTERISKS REPRESENT LOW WATER USE PLANTS THAT WILL ONLY NEED MONTHLY WATERING DURING SUMMER MONTHS ONCE ESTABLISHED.



NOTE:
PUBLIC RIGHT OF WAY WORK SHOWN FOR REFERENCE ONLY. SEE BPERMIT SET FOR ALL WORK IN PUBLIC RIGHT OF WAY.