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January 27, 2016

**NOTICE OF COMPLETION AND AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT
CITY CASE NO. ENV-2014-751 EIR
STATE CLEARINGHOUSE NO. 2014071039**

TO: Owners of Property and Occupants and Other Interested Parties

PROJECT NAME: 6250 Sunset Project

SITE LOCATION: 6220-6258 Sunset Boulevard, and 6223-6253 Leland Way, Los Angeles,
California

COMMUNITY PLANNING AREA: Hollywood

COUNCIL DISTRICT: 13 – Mitch O’Farrell

PROJECT DESCRIPTION: Essex Portfolio L.P., the Applicant, proposes to develop the 6250 Sunset Project (the Project) on an approximately 2.06 acre site (Project Site) located between Sunset Boulevard and Leland Way in the Hollywood community of the City of Los Angeles (City). The Project Site is currently developed with an approximately 38,280 square foot building constructed in the late 1930’s as the Earl Carroll Theatre (ECT Building), and a surface parking lot with accessory structures. The ECT Building has been leased by the Nickelodeon on Sunset Corporation (Nickelodeon) as a sound stage for television productions with associated offices since 1997.

The Project would protect and retain the ECT Building and construct a new seven-story, 90-foot tall, mixed-use building on the western portion of the Project Site. The Project includes approximately 4,700 square feet of ground floor commercial space oriented towards Sunset Boulevard, with 200 residential units located on floors three through seven on Sunset Boulevard and one through seven on Leland Way. Five percent (9 units) of the residential units are restricted as very-low income. Amenities associated with the residential units include a lobby, fitness center, pool terrace, pool, spa area, sky deck, landscaped common areas, and a club house/lounge area. The Project would also provide an approximately 7,261 square-foot pedestrian paseo (Paseo) between the new building and the ECT Building that would link Sunset Boulevard and Leland Way. The Paseo would be generally accessible to the public during daylight hours. Parking would be located in a four-level, 316 space parking structure with two levels of subterranean parking, an at-grade parking level, and one level above-grade. Parking for 246 bicycles would also be provided within the parking structure and Paseo.

The new building will be approximately 179,397 square feet of commercial and residential space (4,700 square feet of commercial, 167,764 square feet of residential, and 6,933 square feet of indoor amenities and lobby/leasing area) with a maximum floor-area ratio (FAR) of 3.1:1 on the

western lots. The existing FAR of 2:1 on the eastern lots, containing the ECT Building, would remain unchanged. Although the ECT Building would be retained, a later 550 square foot addition that currently serves as an entryway to the building from the surface parking lot would be demolished, as would a brick wall/wrought iron fence extension along Leland Way, and a small ground mounted sign along Sunset Boulevard.

The proposed Project includes existing signage on the ECT Building that would largely remain, including but not limited to, identification signage and large format signage identifying entertainment shows produced by Nickelodeon. The existing large format wall sign located on the west portion of the Sunset Boulevard façade of the ECT Building may be removed and the large format wall sign on the east portion of this façade would remain.

The new building would include identification signage for the ground level commercial/restaurant use and the building, visible from Sunset Boulevard. The building would also include street address and identification/wayfinding signage for the vehicular and pedestrian entries to the building and the Paseo. The Project may include other signage permitted in the Hollywood Signage Supplemental Use District (SUD), including but not limited to architectural ledge signs, awning signs, information signs, hanging signs, marquee signs, digital display signs, pedestrian signs, projecting signs, temporary signs, wall signs, and or/window signs.

PERMITS AND APPROVALS: Discretionary entitlements, reviews, and approvals required for implementation of the Project would include, but would not necessarily be limited to, the following:

- Certification of an Environmental Impact Report;
- A Density Bonus to permit a 200-unit rental housing development, with 5% restricted to Very Low Income Households and utilization of Parking Option 1 per LAMC §12.22.A.25(d)(1).
- A Project Permit Compliance for the Hollywood Signage Supplemental Use District consisting of signage on the new Mixed-Use Building on Sunset Boulevard totaling 425 square feet, including tenant identification signs, building identification signs, parking signs, and a Digital Display; and 100 square feet of signage on Leland Way, including building identification and parking signs. (LAMC. Sections §13.11 and 11.5.7)
- An off-menu incentive, or alternatively, an adjustment, to permit a reduction in West side yard setbacks. (LAMC § 12.22 A 25(g)(3))
- An off-menu incentive to permit a waiver of highway street dedication and improvement, or alternatively, a waiver of highway street dedication and improvement required under LAMC § 12.37 on Leland Way and Sunset Boulevard. (LAMC § 12.22 A 25(g)(3))
- A Zone Change and Height District Change from C4-2D-SN to [Q]C4-2D-SN to allow 4.5:1 FAR on the northwest and northeast lots (LAMC § 12.32); and from R4-2D to [Q]C4-2D to allow 4.5:1 FAR on southwest lots and southeast lots (LAMC § 12.32)
- A Lot Line Adjustment to adjust lot lines between the Western lots, containing the new mixed-use building, and the Eastern lots, containing the existing ECT Building. (LAMC § 17.50)

- A conditional use permit or, alternatively, a master conditional use permit, for the sale and dispensing of alcoholic beverages. (LAMC § 12.24.W.1)
- Site Plan Review for a project with greater than 50 residential units. (LAMC § 16.50)
- Determination regarding residential use in a C (Commercial) zone per the Hollywood Redevelopment Plan
- Construction permits, including building permits, grading, excavation, foundation, and associated permits.
- Haul route permit, as may be required.
- Other approvals as needed and as may be required.

DOCUMENT REVIEW: If you wish to review a print copy of the Final EIR or the documents referenced in the Final EIR, you may do so during office hours (between 8:00 A.M. and 4:00 P.M.) at the City of Los Angeles, Department of City Planning, 200 North Spring Street, City Hall, Room 750, Los Angeles, CA, 90012. The Draft EIR is available online at the Department of City Planning's website at <http://cityplanning.lacity.org> by clicking on the "Environmental" tab, then "Final EIR." Print and digital versions are also available at the following Library Branches:

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- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Frances Howard Goldwyn – Hollywood Regional Library, 1623 North Ivar Avenue, Los Angeles, CA 90028
- 3) Will and Ariel Durant Branch Library, 7140 West Sunset Boulevard, Los Angeles, CA 90046
- 4) John C. Freemont Branch Library, 6121 Melrose Avenue, Los Angeles, CA 90038

The Final EIR can also be purchased on CD-ROM for \$7.50 per copy. Contact Sergio Ibarra at (213) 978-1333 to purchase copies.

Michael J. LoGrande
Director of Planning



Sergio Ibarra
Project Coordinator, Major Projects

