

DEPARTMENT OF
CITY PLANNING
100 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
1262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT
RENEE DAKE WILSON
VICE-PRESIDENT
ROBERT L. AHN
MARIA CABILDO
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
DANA M. PERLMAN
MARTA SEGURA
JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

**CITY OF
LOS
ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271
ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272
LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274
JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

November 20, 2014

**NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
CITY CASE NO. ENV-2013-2552-EIR
STATE CLEARINGHOUSE NO. 2013091044**

TO: Owners of Property and Occupants and Other Interested Parties

PROJECT NAME: 8150 Sunset Boulevard Mixed-Use Project

SITE LOCATION: 8150 W. Sunset Boulevard, Los Angeles, CA 90046 (See Figure 1)

COMMUNITY PLANNING AREA: Hollywood

COUNCIL DISTRICT: 4 – Tom La Bonge

COMMENT REVIEW PERIOD: November 20, 2014 – January 5, 2015

PROJECT DESCRIPTION: AG-SCH 8150 Sunset Boulevard Owner, L.P., (the “Applicant”) proposes to redevelop the 2.56-acre property located at 8150 Sunset Boulevard (the “Project Site”) with a mixed-use residential and retail project (the “Project”). The property is located within the Hollywood community of the City of Los Angeles (the “City”), and currently contains two commercial structures and other improvements, all of which would be demolished and removed from the Project Site. An aerial photograph of the Project Site and surrounding land uses is provided in Figure 2. The Project would consist of two buildings over a single podium structure with various elements ranging in height from two stories to 16 stories in height as measured from the intersection of Sunset and Crescent Heights Boulevards (approximately 42 feet above the

ground elevation at the intersection of Sunset and Crescent Heights Boulevards [the “North Building”], increasing to approximately 108 feet for the nine-story portion and approximately 191 feet for the 16-story portion of the building [the “South Building”]; the overall building height is approximately 216 feet as measured from the low point of the Project Site along Havenhurst Drive to the top of the South Building; due to the sloping nature of the Project Site, the 16-story portion of the South Building would appear to be 20 stories in height at the southwest corner of the Project Site along Havenhurst Drive). The North Building, which will be built along Sunset Boulevard, would include two levels with a rooftop terrace containing exclusively commercial uses. The South Building would contain commercial uses on the first two levels, residential uses on levels three through 15, and a rooftop restaurant/lounge on the top level. The Project site plan is illustrated in Figure 3.

The Project would include 111,339 square feet of commercial retail and restaurant uses within three lower levels (one subterranean) and one rooftop level, and 249 apartment units, including 28 affordable housing units, within the twelve upper levels representing 222,564 gross square feet of residential space. The Project would also provide a new, 9,134 square-foot public space (“Corner Plaza”) at the northeast corner of the site (this area is, and will continue to be, owned by the City, although the Applicant will be required to improve and maintain the area), a 34,050-square-foot central public plaza at the site interior (“Central Plaza”), public rooftop deck/garden areas (“Sunset Terrace”) along Sunset Boulevard, a private pool and pool deck area for residents (“Pool Terrace”), as well as other resident-only amenities totaling approximately 6,900 square feet that would include a residential lobby, resident recreation room, fitness center, business center, changing rooms, and library, as well as a wrap-around landscaped terrace on the fourth floor of the South Building (“Garden Terrace”). Parking for all proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean levels) parking structure (“Parking Structure”) housed within the podium structure that includes 849 total parking spaces (295 for residential uses and 554 for commercial retail and restaurant uses). Short- and long-term bicycle parking totaling 985 spaces would also be provided on-site, including 428 spaces for residential uses and 557 spaces for commercial uses. The total development would include up to 333,903 square feet of commercial and residential space with a maximum floor-area ratio (FAR) of 3:1.

PERMITS AND APPROVALS: The Project Applicant is requesting permits and approvals for the Project that would include, but may not be limited to, the following: Affordable Housing Incentives, including the following off-menu Incentives: (1) an off-menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in the on-menu Incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A,25(f)(4)(ii); and (2) an off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial uses from 40% to 60% and to allow parking for residential uses in excess of one standard parking stall for 146 residential units to be provided as compact spaces instead of one standard parking space for each unit (or 249 spaces), with the rest provided as compact spaces, in-lieu of the requirements set forth in LAMC §12.21-A,5(c), with attendant parking for both commercial and residential parking; Parking Option 1, pursuant to Section 12.22-

A,25(d)(1), which allows parking to be provided at a ratio of 1 space for each studio and one-bedroom unit, and two spaces for each two- and three-bedroom unit, and provides that required parking in a Housing Development Project that qualifies for a Density Bonus may be sold or rented separately from the dwelling units; Site Plan Review; Master Conditional Use Permit for Alcohol (on- and off-site sales); Subdivision to create airspace lots and for condominium purposes; Variance to allow a fitness studio, as not otherwise permitted in the C4 zone; Demolition permits; Construction permits, including building, grading, excavation, foundation, and associated permits; B-Permits and other required permits for off-site improvements; Approvals and associated permits for the reconfiguration and maintenance of the adjacent City-owned traffic island area at the southwest corner of Sunset and Crescent Heights Boulevards; Haul route permit, as may be required; Street tree removal permit; and other approvals as needed.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis contained in this Draft EIR, implementation of the Project would result in significant and unavoidable impacts related to historical resources, construction-related traffic, and construction-related noise and vibration. Other issues addressed in the Draft EIR include aesthetics, air quality, cultural resources, geology and soils, greenhouse gas emissions, land use, noise, population and housing, public services (fire, police, parks, and libraries), transportation and parking (construction traffic, intersections, roadway segments, regional transportation system, access, parking). With implementation of mitigation measures, no other significant and unavoidable impacts are expected to occur as a result of construction or operation of the Project.

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, 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 also available online at the Department of City Planning's website at <http://cityplanning.lacity.org> by clicking on the "Environmental" tab, then "Draft EIR." Print and digital versions are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Will & Ariel Durant Branch Library, 7140 W. Sunset Boulevard, Los Angeles, CA 90046
- 3) Fairfax Branch Library, 161 South Gardner Street, Los Angeles, CA 90036
- 4) John C. Fremont Library, 6121 Melrose Avenue, Los Angeles, CA 90038

The Draft EIR can also be purchased on CD-ROM for \$7.50 per copy. Contact Srimal Hewawitharana at (213) 978-1359 to purchase copies.

The review period for the Draft EIR begins on November 20, 2014 and ends on January 5, 2015. If you wish to submit comments regarding the Draft EIR, please reference the

file number above and submit in writing, preferably by e-mail, by **Monday, January 5, 2015** no later than 4:00 P.M.

Please direct your comments to:

Srimal Hewawitharana
Email: planning.envreview@lacity.org
Mail: Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012

Michael J. LoGrande
Director of Planning

A handwritten signature in cursive script that reads "Srimal P. Hewawitharana".

Srimal P. Hewawitharana
Environmental Specialist II, Environmental Analysis Section

Attachments:

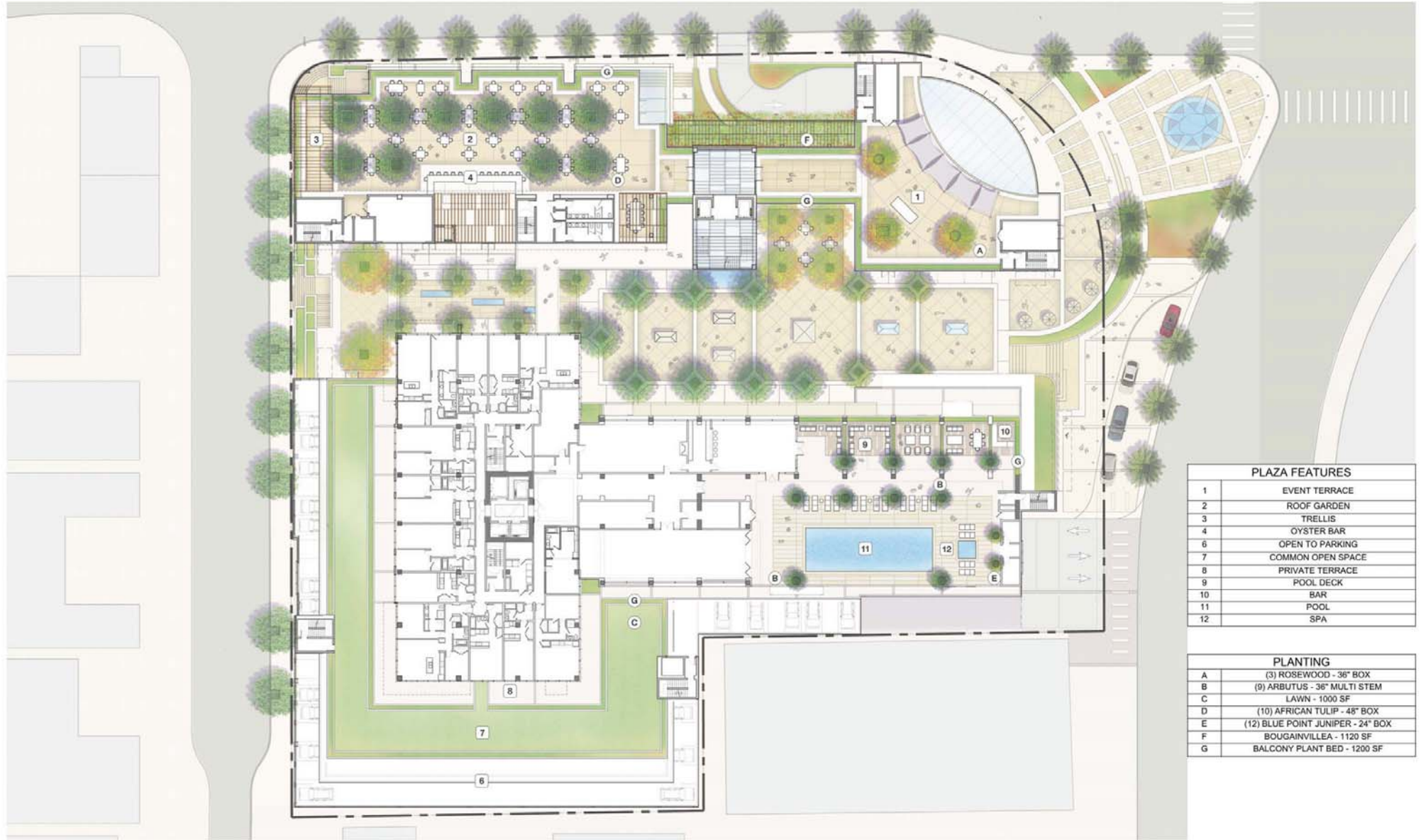
Figure 1 – Regional Location Map

Figure 2 – Aerial Photo with Surrounding Land Uses

Figure 3 – Proposed Project Site Plan







PLAZA FEATURES	
1	EVENT TERRACE
2	ROOF GARDEN
3	TRELLIS
4	OYSTER BAR
6	OPEN TO PARKING
7	COMMON OPEN SPACE
8	PRIVATE TERRACE
9	POOL DECK
10	BAR
11	POOL
12	SPA

PLANTING	
A	(3) ROSEWOOD - 36" BOX
B	(9) ARBUTUS - 36" MULTI STEM
C	LAWN - 1000 SF
D	(10) AFRICAN TULIP - 48" BOX
E	(12) BLUE POINT JUNIPER - 24" BOX
F	BOUGAINVILLEA - 1120 SF
G	BALCONY PLANT BED - 1200 SF

Proposed Site Plan

8150 Sunset Boulevard Mixed-Use Project
Source: Hart | Howerton, 2013.