

Date : 12/22/2020 1:27:00 PM

From : "Bradley Furuya"

To : "Aurial Granger"

Subject : Sunset + Wilcox Project RFI

Attachment : NOP Project Location.pdf;NOP Conceptual Site Plan.pdf;Sunset + Wilcox - LAPL Letter.pdf;

Dear Ms. Granger,

Please find attached a Request for Information letter for the Sunset + Wilcox Project. Please let me know if you have any questions.



LOS ANGELES
CITY PLANNING

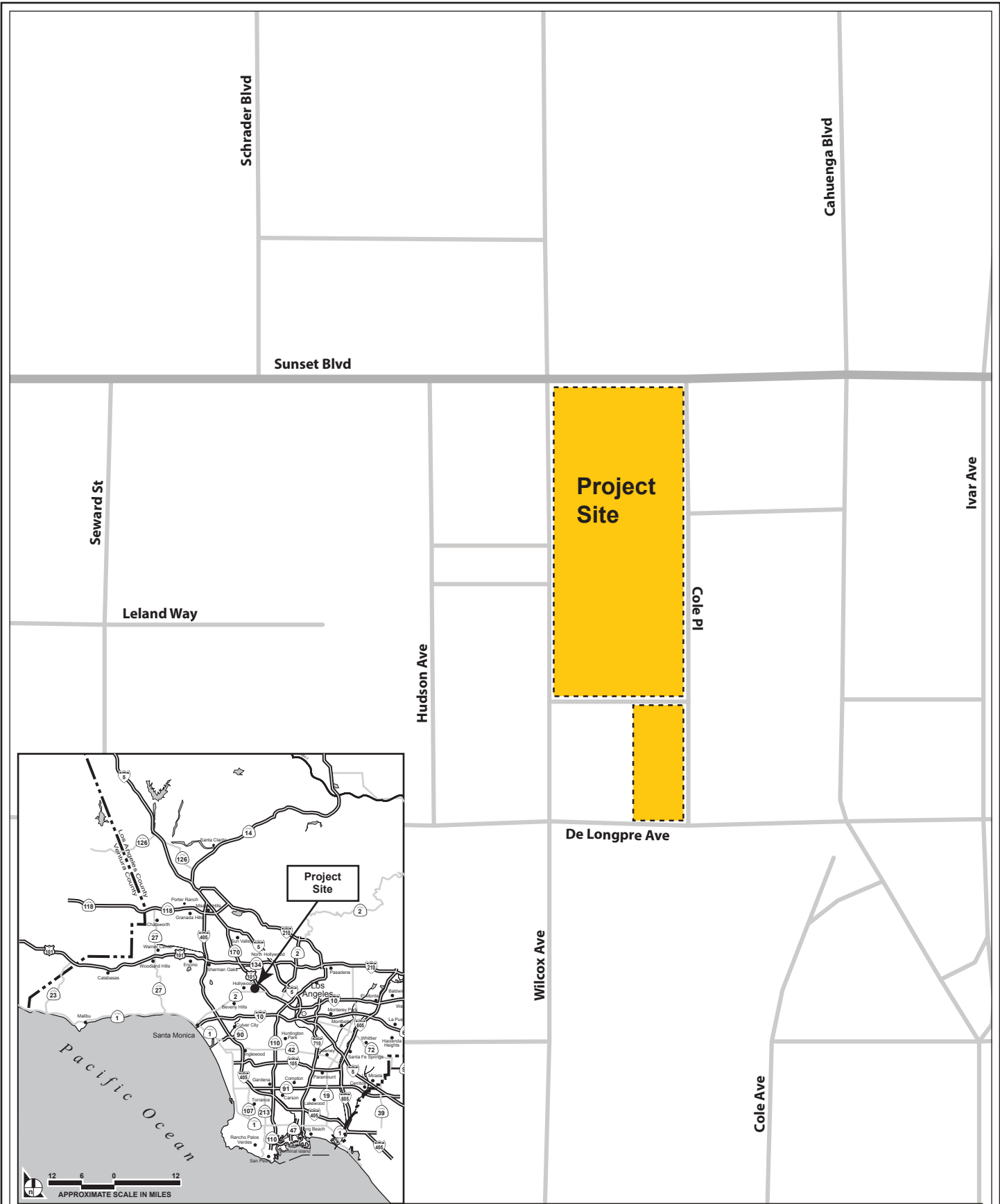
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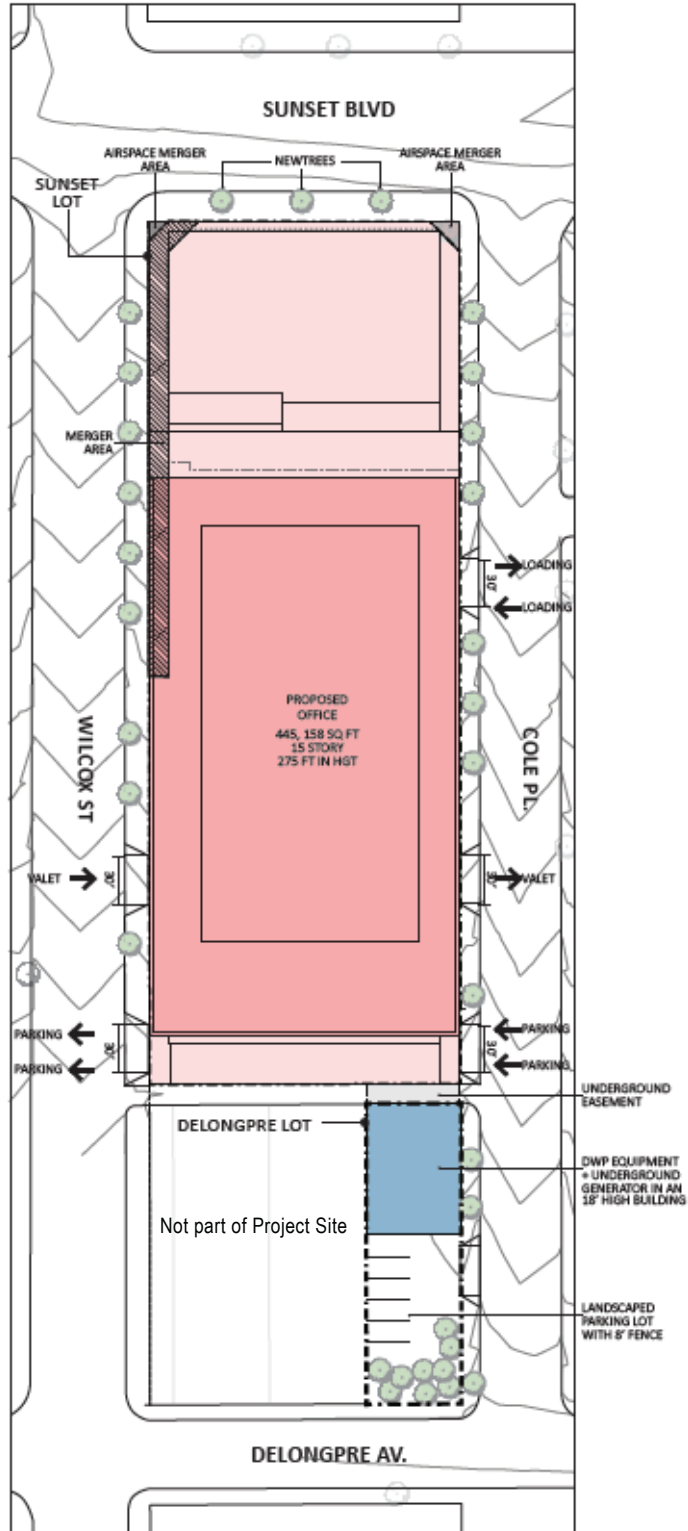
Planning4LA.org

T: (213) 847-3642



Project Location

Source: ArcGIS, 2020; Eyestone Environmental, 2020.



Conceptual Site Plan

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December 22, 2020

Aurial Granger
Management Assistant
Los Angeles Public Library
630 W. Fifth Street
Los Angeles, CA 90071-2002

RE: SUNSET + WILCOX PROJECT—REQUEST FOR LIBRARY SERVICES INFORMATION

Dear Ms. Granger:

The City of Los Angeles Department of City Planning is preparing an Environmental Impact Report (EIR) for the Sunset + Wilcox Project (Project) pursuant to the California Environmental Quality Act (CEQA). In order to adequately identify and assess the full range of the Project's potential impacts, early consultation with public agencies is being conducted in accordance with CEQA Guidelines Section 15083. The EIR will include an assessment of the Project's potential impacts on library services. As the Project is located in the City of Los Angeles and is served by the Los Angeles Public Library (LAPL), we are requesting information from the LAPL with regard to the Project's potential impacts on library services. Following is a brief description of the Project and a list of requested information that we would like to obtain to complete our analysis.

PROJECT DESCRIPTION

The Project Site is located at 1440, 1420, 1424, 1426, 1428, 1432, 1432½, 1434, 1436, 1438, 1450, 1452, and 1454 North Wilcox Avenue; 6450, 6460, and 6462 West Sunset Boulevard; 1413, 1417, 1419, 1425, 1427, 1433, 1435, 1439, 1441, 1443, 1445, and 1447 North Cole Place; and, 6503 De Longpre Avenue (Project Site) in the Hollywood Community Plan Area of the City.

The Project includes the construction of a 15-story commercial building with a total floor area of 443,418 square feet consisting of 431,032 square feet of office space and 12,386 square feet ground floor restaurant space. However, approximately 1,800 square feet of outdoor covered patio areas adjacent to the ground floor restaurant space along Sunset

Boulevard would not count towards the Project's total floor area pursuant to the LAMC. Nevertheless, to provide a conservative environmental analysis, the environmental analyses assumes the outdoor dining areas count towards the floor area, resulting in a total floor area of 445,218 square feet, including 431,032 square feet of office space and 14,186 square feet of restaurant space. The Project also includes the construction of a 3,550-square-foot building to house the City's Department of Water and Power (LADWP) equipment and an underground generator (LADWP Building). The area proposed for this use would not constitute floor area as defined by the LAMC. As part of the Project, the existing office and retail uses comprising 26,261 square feet and associated surface parking would be removed.

The Project would provide 1,291 vehicular parking spaces within three subterranean levels, at-grade parking, a small parking mezzanine, two full floor fully-enclosed, mechanically ventilated above-grade levels, and a small surface parking area that would include five vehicular parking spaces. Although not required to provide any open space per the LAMC, the Project would provide a variety of private open space areas totaling 61,449 square feet, of which 32,077 square feet would comply with LAMC Open Space requirements.

Vehicular access to the Project Site would be provided via driveways along Wilcox Avenue and Cole Place. A one-way valet driveway into the Project Site would be located along Cole Place with a corresponding exit driveway located on Wilcox Avenue. This drop-off and pick-up area would include a waiting area for both patrons and tenants utilizing the valet service. A second one-way driveway into the Project Site would be located further south on Wilcox Avenue for both patrons and tenants to drive in and park, with a corresponding exit driveway along Cole Place. Valets would be able to move cars from the valet drop-off to the parking garage and back from the parking garage to the valet pick-up while remaining on-site. The Project also includes a loading zone for loading and trash operations with a tertiary driveway located further north along Cole Place. A fourth driveway is proposed along Cole Place for the surface parking lot outside of the LADWP Building. An on-street passenger loading zone for rideshare services is proposed along the east curb of Wilcox Avenue adjacent to the Project Site. The Project Site would be accessible for pedestrians through pedestrian points of entry along Sunset Boulevard and Wilcox Avenue, with bicycle access provided from Cole Place and Wilcox Avenue.

The Project Site does not currently contain any residential uses; therefore, the existing uses on-site do not generate a residential service population. In addition, development of the Project would not include any residential uses; however, the Project's net employment population may generate a new population that could utilize library services provided by the LAPL.

For your reference, a project location map, aerial photograph of the Project Site and vicinity, and conceptual site plan are attached.

REQUESTED INFORMATION

Please provide the following information regarding LAPL services and facilities:

- Name and description of the City libraries serving the Project Site, including: (1) location and hours of operation; (2) size of library buildings (square footage); (3) number of personnel; (4) collection size and amenities, (5) programmed or target service population; and (6) actual population served including the assigned census tracts upon which service population is determined;
- Planned, funded, and/or scheduled improvements or expansions to the City library facilities that would serve the Project;
- Special facilities available for public use (i.e., children's reading assistance, homework centers, space for community meetings and programs); and
- City library service standards and/or goals that would assist in analyzing the Project's potential impacts from development on local library services.

QUESTIONS

To aid us in assessing potential adverse physical effects to library services, please answer the following questions regarding LAPL services and facilities:

- Would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for new or altered library facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility.

Thank you for your assistance as this information will help us ensure that our analysis is accurate and complete. Please feel free to contact me at (213) 847-3642 or via email at bradley.furuya@lacity.org to discuss our information needs and/or any questions regarding the Draft EIR. In order to ensure a timely completion of our analysis, a response from your agency is appreciated (via mail or email) no later than January 22, 2021.

Sincerely,

Bradley Furuya

Bradley Furuya
City Planning Associate
(213) 847-3642
Bradley.furuya@lacity.org

Enclosures:
Project Location Map
Conceptual Site Plan