

**DEPARTMENT OF  
CITY PLANNING**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

**AND**

6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

**CITY PLANNING COMMISSION**

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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](http://www.planning.lacity.org)

**November 14, 2014**

**REVISED AND RECIRCULATED NOTICE OF PREPARATION  
ENVIRONMENTAL IMPACT REPORT**

**CASE NO.:** ENV-2011-3299-EIR

**PROJECT NAME:** Sunset-Silver Lake

**PROJECT LOCATION/ADDRESS:** The project sites include the following addresses: 4000 Sunset Boulevard, 4002-4038 Santa Monica Boulevard, 1069-1075 Sanborn Avenue, and 1068 Manzanita Street (Site 1); 4100 Sunset Boulevard and 1071, 1077, 1083, 1085, 1087, 1089 Manzanita Street (Site 2); and 4311, 4303 Sunset Boulevard and 4300, 4306, 4308 Effie Street (Site 3).

**COMMUNITY PLANNING AREA:** Silver Lake – Echo Park – Elysian Valley (Sites 1 and 3); Hollywood (Site 2)

**COUNCIL DISTRICT:** 13, Mitch O'Farrell

**DUE DATE FOR PUBLIC COMMENTS:** December 15, 2014

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Los Angeles' intent, as Lead Agency, to prepare an EIR for this Project, which is located in an area of interest to you and/or the organization or agency you represent. This EIR will be prepared by outside consultants and submitted to the Department of City Planning, Environmental Analysis Section, for independent review and certification.

The Department of City Planning requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the Proposed Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

**PURPOSE FOR RECIRCULATION:** A Notice of Preparation (NOP) for a previously proposed Project at the subject properties was issued for a 30-day review on March 27, 2012. The Proposed Project was revised following the March 2012 NOP as a result of feedback received from various community groups and stakeholders. The purpose of the current recirculation of the NOP is to provide updated information about the revised project. This NOP is being recirculated to facilitate public disclosure and participation. The current Recirculated NOP will be redistributed to all public agencies, individuals, and organizations that were sent the original NOP on March 27, 2012.

The Project Description, location, and the potential environmental effects are set forth below.

**Table 1  
Project Description**

Use	November 2014 NOP Revised Project
<b>Site 1</b>	
Residential Units	84 dwelling units
Commercial Uses	11,178 square feet
Total Square Footage	79,064 square feet
Height	68' from grade (measured from lowest point 5-feet from building)
FAR	2.62:1
Parking	123 spaces
New Feature	Public Plaza at the corner of Sunset Blvd. and Sanborn Avenue and additional open space
<b>Site 2</b>	
Residential Units	91 dwelling units
Commercial Uses	10,000 square feet
Total Square Footage	80,670 square feet
Height	89' from grade (measured from lowest point 5-feet from building)
FAR	3.0:1
Parking	156 spaces
New Feature	44 public parking spaces
<b>Site 3</b>	
Residential Units	122 dwelling units
Commercial Uses	5,499 square feet
Total Square Footage	102,100 square feet
Height	68' from grade (measured from the lowest point 5-feet from building)
FAR	2.96:1
Parking	159 spaces

**PROJECT DESCRIPTION:** The applicant proposes the development of three separate sites within a three-block radius along Sunset Boulevard. Each site will be a separate development in terms of design and construction, and each will require separate approvals from the City. While three separate developments are proposed, all three are analyzed in one EIR because of a common applicant and proximity of the sites to one another. Figure 1 provides the regional location of the projects, and Figure 2 provides an aerial view of the project sites.

### **Site 1**

Site 1 contains five parcels in an irregularly shaped (quarter-circle) area of approximately 31,180 square feet. One parcel contains an occupied single-family residence of 3,512 square feet, while another parcel contains an occupied auto/office building of 1,279 square feet with associated paved parking. A third parcel contains an occupied 3,771 square foot warehouse, and the remaining two parcels are currently vacant. The Site is bounded on the north by Santa Monica Boulevard, which curves and meets Sunset Boulevard, on the east by Sanborn Avenue, and on the west by Manzanita Street. The preponderance of the Site is zoned C2-1VL (29,279 square feet) and 1,901 square feet is zoned R3-1VL for a total lot area of 31,180 square feet. All parcels in Site 1 are designated as Neighborhood Commercial in the Silver Lake-Echo Park-Elysian Valley Community Plan. Site 1 would be developed with approximately 79,064 square feet of floor area as a five-story building with a maximum height of 68-feet as measured from grade. An approximately 1,000 square foot public plaza area would be provided at the corner of Sunset Boulevard and Sanborn Avenue, providing publically accessible ground floor open space clear to the sky. The fifth story would be stepped back to provide massing relief along the Santa Monica Boulevard and Sanborn Avenue street frontages.

The development would contain 84 residential units, 4,678 square feet of creative office space, 3,699 square feet of restaurant uses, 2,801 square feet of retail uses (including an 800 square foot community room/cultural activity space) and 8,650 square feet of total open space. Residential development in the C2 zone allows for a density of one dwelling unit per 400 square feet of site area, which would permit a maximum of 73 base density dwelling units. An additional two units would be permitted with the 1,901 square foot R3-1VL lot (at 1 unit per 800 square feet of lot area) for a total of 75 base density units. Site 1 would set aside 11 percent of the 75 base density units (or 9 units) for very low-income households, entitling the Project to two development incentives and a density bonus up to 35% (or 102 maximum units). To reduce the building massing and potential for parking impacts at this location, the Applicant only requests a partial density bonus for 84 total units at Site 1. Incentives are requested to allow an FAR of 2.62 to 1 and a height increase to permit a five story building. Parking would include 123 on-site spaces in satisfaction of City Code requirements (with six required creative office parking spaces to be provided at Site 2).

### **Site 2**

Site 2 is a rectangular shaped area that consists of four parcels with approximately 26,890 square feet of lot area and is bounded on the east by Manzanita Street, on the north by Sunset Boulevard, and on the south by Gateway Avenue. The site is zoned C2-1D and is currently occupied by one commercial building containing 7,400 square feet, of which the bottom floor is vacant, and a surface parking lot. All parcels in Site 2 are designated as Highway Oriented Commercial in the Hollywood Community

Plan. Site 2 would be developed with an approximately 80,670 square foot building measuring 89' feet in height. The project would contain 91 residential units, approximately 10,000 square feet of commercial uses, and 7,460 square feet of open space. The commercial spaces would be primarily located along Manzanita Street and at the corner with Sunset Boulevard. The project would set-aside 11 percent of the base density units (i.e., 8 units) for very low-income households, and is therefore eligible for a 35 percent market rate density bonus (totaling 91 units). The project also requests two development incentives. The first requested incentive is to reduce the required open space by up to 20%. The second requested incentive is for an FAR increase of 3:1. Site 2 would provide 112 parking spaces per LAMC requirements (including 6 required spaces for the Site 1 creative office use). An additional 44 public parking spaces above City Code requirements would be provided as a public benefit.

### **Site 3**

Site 3 consists of six parcels and is a rectangular shaped area with approximately 36,206 square feet of lot area and is bounded on the west by Sunset Boulevard, on the south by Bates Avenue, and on the east by Effie Street. Site 3 contains one generally vacant lot (that formerly contained auto repair uses), a vacant and boarded motel of approximately 16,250 square feet, an occupied single-family residence of 980 square feet, a single occupant duplex of 1,118 square feet, and a vacant duplex of 1,848 square feet. The three parcels with frontage on Effie Street are zoned R4-1VL and the three parcels with frontage on Sunset Boulevard are zoned [Q]C2-1VL. All parcels in Site 3 are designated as Neighborhood Commercial in the Silver Lake-Echo Park-Elysian Valley Community Plan. Site 3 would be developed with approximately 102,100 square feet of floor area as a four-story building with a maximum height of 68-feet (as measured from grade).

Site 3 would contain 122 residential units, 4,501 square feet of retail fitness center uses, 999 square feet of restaurant uses, an 850 square feet community room, and approximately 12,500 square feet of open space. The Project would set-aside 11% of the 90 base density units (i.e., 10 units) for very low-income households, entitling the Site 3 Project to a 35 percent density bonus or 122 units. Thus, the Site 3 Project would include 122 total units (112 market rate units and 10 very low income units).

The Site 3 Project also requests incentives to allow: (1) an FAR increase (up to 2.96 to 1), (2) a single story and 11-foot height increase and (3) reduced setbacks along Bates Avenue and Effie Street. Parking for Site 3 would include 159 spaces consistent with LAMC requirements.

**REQUESTED PERMITS/APPROVALS:** Site 1 – 4000 Sunset (Parcel Map, Site Plan Review, Conditional Use Permit-Alcohol, Density Bonus Compliance Review with on-menu incentives for increased floor area and a height increase, and waiver of development standard to permit a five story building); Site 2 – 4100 Sunset (Site Plan Review, Conditional Use Permit-Alcohol, Density Bonus Compliance Review for two on-menu incentives to allow an increase in floor area and a 20 percent open space reduction); Site 3 – 4311 Sunset (Site Plan Review; Conditional Use Permit-Alcohol, Density Bonus Compliance Review with two on-menu incentives to allow increased floor area and an 11-foot/single story height increase, and a waiver of development standard to permit reduced setbacks along Bates and Effie Street).

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Aesthetics; Air Quality; Cultural Resources; Geology/Soils; Greenhouse Gas Emissions; Hazards/Hazardous Materials; Hydrology/Water Quality; Land Use/Planning; Noise; Population, Housing & Employment; Public Services (Fire, Police, Schools, Recreation & Parks, Libraries); Transportation/Traffic, and Utilities/Service Systems (Water, Wastewater, Solid Waste, Energy Demands).

The enclosed materials reflect the scope of the projects, which are located in an area of interest to you and/or the organization you represent. The environmental file is available for review, by appointment, during office hours (8:00 a.m. to 4:00 p.m.) at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012. A copy of the Initial Study prepared for the Project is not attached but may be viewed online at <http://planning.lacity.org> by clicking on the “Environmental” tab, then “Notice of Preparation & Public Scoping Meetings”.

The Department of City Planning welcomes all comments regarding potential environmental impacts of the projects. All comments will be considered in preparation of the EIR. **Written comments** must be submitted to this office by **December 15, 2014**.

Please direct your comments to:

Srimal Hewawitharana, Environmental Review Coordinator  
Department of City Planning, Environmental Review Section  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012  
E-Mail: [srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)

Michael J. LoGrande  
Director of Planning



Srimal Hewawitharana  
Environmental Review Coordinator

Enclosures





