



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

June 9, 2022

Puede obtener información en Español acerca de esta junta llamando al (213) 847-3682

ENVIRONMENTAL CASE NO.:	ENV-2021-8030-EIR
PROJECT NAME:	The Star Project
PROJECT APPLICANT:	The Star, LLC
PROJECT ADDRESS:	6061–6087 Sunset Boulevard and 6056–6090 Harold Way, Los Angeles, California 90028
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	13—O’Farrell
PUBLIC COMMENT PERIOD:	June 9, 2022–July 11, 2022
SCOPING MEETING:	June 23, 2022, 5:00 P.M.–7:00 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed The Star Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or Project alternatives to reduce potential environmental effects from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency’s statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional Project details, Public Scoping Meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The 87,339-square-foot (2.0-acre) site is located at 6061–6087 Sunset Boulevard (Sunset Parcels) and 6056–6090 Harold Way (Harold Parcels) within the Hollywood Community Plan area of the City. **(See attached Project Location Map.)** The block that contains the Project Site is bounded by Harold Way to the north, Sunset Boulevard to the south, La Baig Avenue to the east and Gower Street to the west. The Project Site is located between a commercial strip plaza along the western property line and a motel along the eastern property line. The Project Site is currently occupied by four commercial office buildings located at 6061, 6063, 6069, 6075, 6085, and 6087 Sunset Boulevard;

three bungalows located at 6056, 6062, and 6066 Harold Way; and a surface parking lot. Two of the bungalows are vacant and the third is used for office/production uses. The three bungalows have been designated as contributors to the Selma–La Baig Historic District. The total floor area of the existing buildings on the Project Site is approximately 72,877 square feet. Vehicular access to the Project Site is currently available via two driveways—one along Harold Way and another from Sunset Boulevard. The Project Site elevations range from 363 feet above mean sea level at the northeast corner to 353 feet at the southwest corner for a total relief of 10 feet across the Project Site. Existing landscaping within the Project Site includes 14 trees, including one Camphor, ten Chinese elms, and three Olive trees.

PROJECT DESCRIPTION: The Project includes the development of a commercial office building comprised of approximately 489,863 square feet of office uses, 19,915 square feet of restaurant/event space, and a 14,256-square-foot screening room, resulting in a total floor area of 524,034 square feet and a FAR of 6:1 upon completion of the Project. The proposed uses would be located within a 22-story building (maximum height of 420 feet). The building has been designed as a sphere that incorporates sky gardens and greenery throughout each level. A total of 1,287 vehicle parking spaces would be provided within a six-level subterranean parking garage and within a portion of three levels of above-grade fully enclosed parking that would be integrated with a landscaped podium. The Project would include approximately 49,252 square feet of landscaped areas and approximately 62,834 square feet of hardscaped areas for a total of approximately 112,086 square feet of outdoor areas throughout the Project Site. Four existing commercial office structures and three bungalows, totaling approximately 72,877 square feet of floor area, along with associated surface parking would be removed as part of the Project.

The following table identifies the proposed uses for the Project for environmental impact analysis purposes:

Summary of Existing and Proposed Floor Area	
Land Use	Floor Area
Existing (All to Be Removed)	
Three Bungalows ^a	4,780 sf
Four Commercial Office Buildings	68,097 sf
<i>Total Existing Floor Area to Be Removed</i>	<i>72,877 sf</i>
Proposed	
Office ^b	489,863 sf
Restaurant/Event Space	19,915 sf
Screening Room	14,256 sf
Total Floor Area Upon Completion of Project	524,034 sf
<p><i>sf = square feet</i></p> <p>^a Two of the bungalows (approximately 3,000 square feet) are vacant and the third (approximately 1,780 square feet) is used for office/production uses.</p> <p>^b Includes 38,001 square feet of sky gardens located on levels 10 and 17 of the building.</p> <p>Source: mad and Adamson Associates, Inc, 2022.</p>	

REQUESTED ACTIONS:

1. Pursuant to LAMC Section 11.5.6, a General Plan Amendment to amend the land use designations from Highway Oriented Commercial and High Medium Residential to Regional Center Commercial;

2. Pursuant to LAMC Section 12.32-F, 12.32-H, 12.32-Q, a Vesting Zone Change and Height District Change to change the Project Site's zoning designation from C4-1-SN and [Q]R4-1VL to C2-2-SN;
3. Pursuant to LAMC Sections 12.24-W.1 a Main Conditional Use Permit (CUP) to permit the sale and dispensing of a full-line of alcoholic beverages for three on-site venues including a restaurant/event space and screening room;
4. Pursuant to LAMC Section 12.24-W.18, a Conditional Use Permit to allow patron dancing in conjunction with live entertainment for a roof top restaurant/event space;
5. Pursuant to LAMC Section 16.05, Site Plan Review approval for development of a project which creates 50,000 gross square feet or more of nonresidential floor area;
6. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map to merge existing lots, resubdivide the Property into one (1) ground lot and fourteen (14) airspace lots, and waive a 10-foot dedication requirement along Harold Way;
7. Pursuant to LAMC Section 11.5.7, Project Permit Compliance approval for signage as required under Ordinance No. 181,340 (Hollywood Signage Supplemental Use District);
8. Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, tree removal permits, haul route permit, grading permits, excavation permits, foundation permits, building permits, and sign permits.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on the Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: air quality; cultural resources (historic and archaeological resources); energy; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; public services (fire protection and police protection); transportation; tribal cultural resources; and utilities and service systems (water supply, wastewater, and energy infrastructure).

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in an online format using Zoom, to share information regarding the Project and the environmental review process. City staff, environmental consultants, and Project representatives will be available during this meeting which will begin with a presentation. After the Public Scoping Meeting has ended, a copy of the recorded presentation will be posted to the Department's website at <https://planning.lacity.org/development-services/eir>. The City encourages all interested individuals and organizations to attend this meeting. A separate more detailed instructions page is included in this communication. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting are as follows:

Date: June 23, 2022
Time: 5:00 P.M.–7:00 P.M.
Virtual Location: Visit <https://planning-lacity-org.zoom.us/j/85136169970> or by phone dial US: +1 213 338 8477 or +1 669 900 9128, and enter Webinar ID: 851 3616 9970, followed by #. If asked for Participant ID, enter #

INTERESTED PARTIES: To sign up for the interested parties list for the project, please visit <https://forms.gle/LCf66bJK1m6Z4bwK6>.

FILE REVIEW AND COMMENTS: The Department of City Planning recognizes the unprecedented nature of COVID-19 and, having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications. As a result of the Mayor's "Safer

at Home” Order issued on March 19, 2020, means to access Project-related materials in-person may be limited. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <https://planning.lacity.org/development-services/eir>.

The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. Please contact the Staff Planner listed below to schedule an appointment.

The City will consider all written comments regarding the potential environmental effects of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case Number provided above, and submit them in writing by **July 11, 2022, no later than 4:00 P.M.**

Please direct your comments to:

Mail: Courtney Shum
City of Los Angeles Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: courtney.shum@lacity.org

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to per.planning@lacity.org. Be sure to identify the language you need English to be translated into and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP
Director of Planning



Courtney Shum
Major Projects
Department of City Planning
(213) 847-3682

Attachments:

Figure 1—Project Location Map
Figure 2—Aerial Photograph of Project Site and Vicinity
Figure 3—Conceptual Site Plan
Meeting Instructions



Figure 1
Project Location Map

Source: ArcGIS, 2022; Eyestone Environmental, 2022.

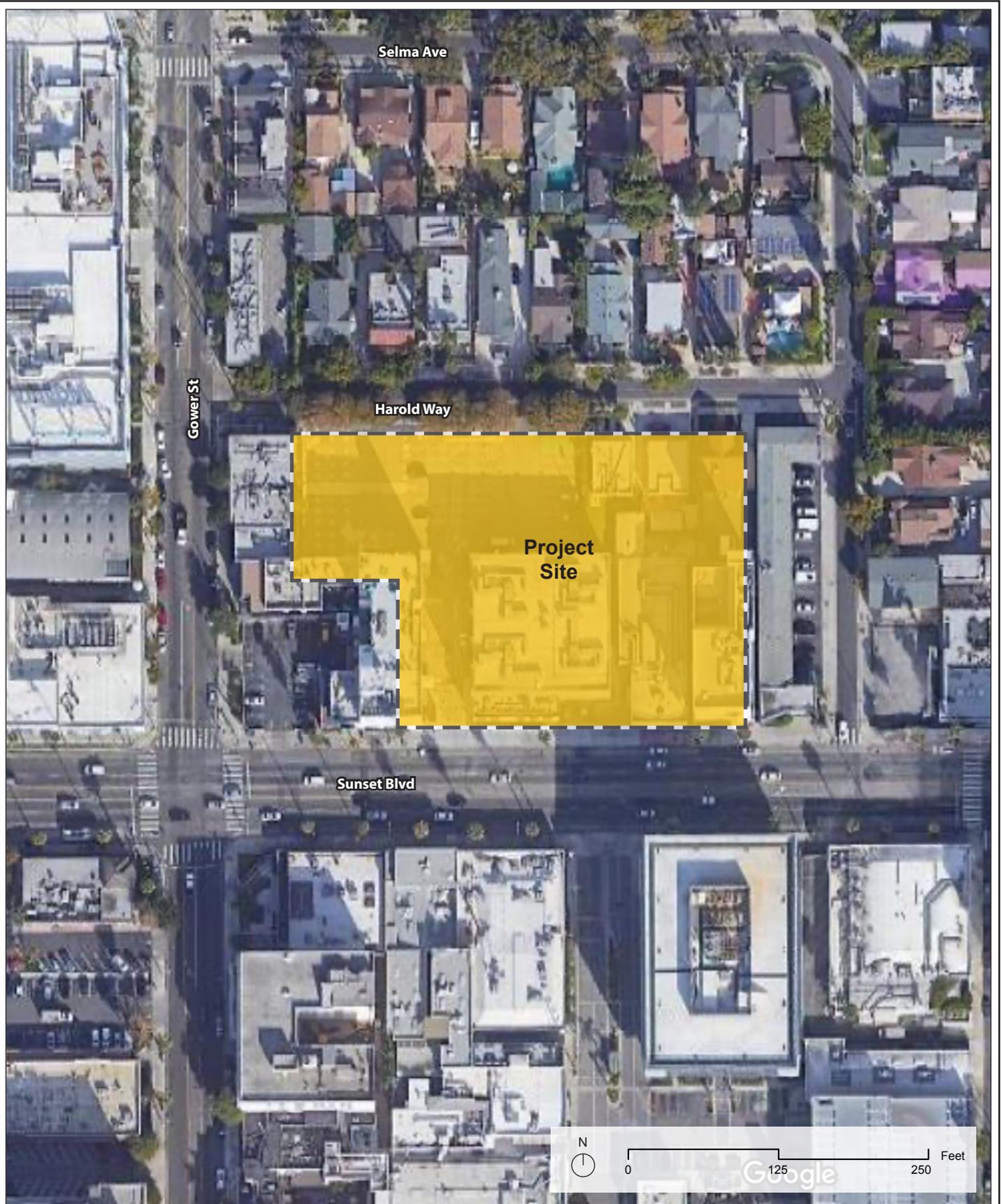


Figure 2
Aerial Photograph of the Project Site and Vicinity

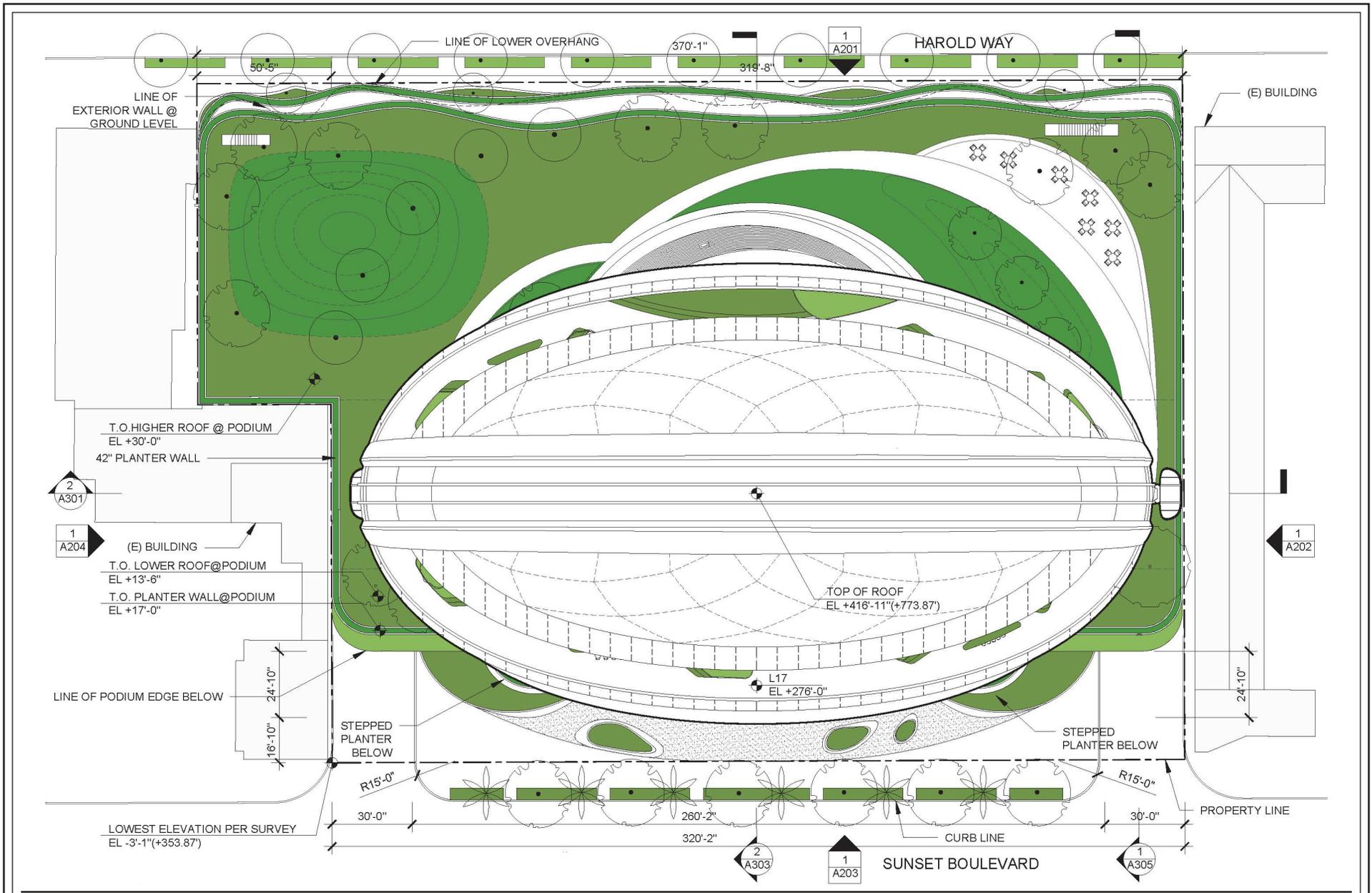


Figure 3
Conceptual Site Plan

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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**RE: Zoom Meeting Instructions for The Star Project Scoping Meeting - 6061–6087
Sunset Boulevard and 6056–6090 Harold Way, Los Angeles, California 90028 (Case No.
ENV-2021-8030-EIR)**

How to participate in the Virtual Public Scoping Meeting

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about The Star Project (ENV-2021-8030-EIR) and have an opportunity to ask questions about the Project as well as provide input as to what environmental topics the Environmental Impact Report of the Project should study. For this Virtual Public Scoping Meeting we will be using Zoom as our virtual platform. To participate you will need access to a computer, tablet, smartphone, or telephone. Please follow the instructions below to participate.

- 1) Join the meeting via your computer, smartphone, or tablet. You may use the link on this Notice of Preparation or go to zoom.us and enter the Webinar ID **(851 3616 9970)**.
- 2) Or, join the meeting via phone dial: US: +1 669 900 9128 or +1 213 338 8477, and when prompted, enter the Webinar ID **(851 3616 9970)** followed by #. When prompted for a participant ID, please press #.
- 3) Listen to the presentation.
- 4) Ask Questions: After the presentation has ended, raise your hand (or press *9 on your phone). Staff will call out each person wishing to speak and will unmute you for the duration of your comment or question.
- 5) Submit Public Comment after the meeting to Department of City Planning staff through regular mail or e-mail. Please follow instructions on the Notice of Preparation.

Note: If you experience any technical difficulties during the meeting:

Click the hand raise button (if using a computer) or press *9 if using a telephone.