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September 10, 2015

**NOTICE OF COMPLETION AND AVAILABILITY OF
RECIRCULATED PORTIONS OF THE
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 – David E. Ryu

COMMENT REVIEW PERIOD: September 10, 2015 – October 26, 2015

PROJECT DESCRIPTION: AG-SCH 8150 Sunset Boulevard Owner, L.P., (the “Applicant”) has developed a new Project Alternative (Alternative 9) based on comments received on the 8150 Sunset Boulevard Mixed-Use Project Draft EIR dated November 20, 2014, the analysis of which as well as other corrections and additions to the Draft EIR are provided in the Recirculated Portions of the Draft EIR (“RP-DEIR”). As with the Project, Alternative 9 would involve removal of all

existing buildings and associated improvements on the Project Site. An aerial photograph of the Project Site and surrounding land uses is provided in Figure 2. The development would consist of 249 residential units, including 28 affordable housing units (equivalent to the Project), and 65,000 square feet of commercial uses (compared to 111,339 square feet under the Project). The total area of the commercial uses under this Alternative is similar to that proposed under Alternatives 5 and 6. Commercial uses under this Alternative would include a grocery store use of approximately 24,811 square feet (equivalent to the Project), reduced retail uses of approximately 3,842 square feet (compared to 51,150 square feet under the Project), similar restaurant uses of approximately 23,158 square feet (compared to 22,189 square feet under the Project), health club/fitness use of approximately 8,095 square feet (equivalent to the Project), and walk-in bank use of approximately 5,094 square feet (equivalent to the Project). The Alternative 9 site plan is illustrated in Figure 3.

Residential uses would include 219 rental apartment units, of which 28 would be affordable (very low income) housing units, and 30 for-sale condominium units. Building heights under this Alternative would range from three stories at the Sunset Boulevard retail frontage to 15 stories at the South Building, similar to the Project, though the massing of the buildings would vary from that of the Project. Specifically, the South Building would include three tower elements, one along Havenhurst Drive at 15 stories in height (or approximately 234 feet above grade as measured from the lowest point on the Project Site at the southwest corner of the property), one along Crescent Heights Boulevard at 11 stories (or approximately 174 feet above grade as measured from the southwest corner of the property), and one at the central portion of the South Building between the East and West tower elements at five stories (or approximately 110 feet above grade as measured from the southwest corner of the property), thereby creating a large (approximately 150-foot-wide), open north-south-oriented view corridor between the taller East and West tower elements that provides views southward across the Project Site from locations to the north and vice-versa. The Sunset Boulevard retail frontage of the North Building would include a new retail structure varying in heights from one story to three stories, which would include an outdoor terrace over the first floor retail uses (i.e., on Level 2), as well as a smaller, single-story retail structure within the interior of the Project Site. Although building heights for the North Building are limited to three stories, an architectural projection (or “marquis element”) at the northwest corner of the North Building would extend up to a height of 7 stories (or approximately 80 feet) above the Sunset Boulevard grade. Outdoor semi-private areas for the residences would occur at the third and seventh floors of each of the East and West tower elements of the South Building. In addition, similar to Alternatives 5 and 6, the rooftop bar/lounge would be eliminated, which is intended to address concerns raised in the Draft EIR comment letters regarding potential noise and privacy impacts resulting from the rooftop bar/lounge. Parking would be reconfigured such that the above-grade structured parking in the southwest portion of the property would be eliminated, and would be provided largely underground which is intended to address concerns raised in the Draft EIR comment letters regarding potential noise and air quality impacts resulting from the above-grade and open parking structure proposed under the Project. Alternative 9 includes 820 parking spaces (which is 144 more spaces than required by the City’s Zoning Code), and offers a substantially higher parking ratio than would be provided under the Project. The additional parking above and

beyond the Code requirements proposed under this Alternative is intended to address concerns raised in the Draft EIR comment letters regarding the sufficiency of parking provided under the proposed Project and the potential for spillover parking effects in the surrounding area. Access to the Project site on Sunset Boulevard would be eliminated, which is intended to address concerns raised in the Draft EIR comment letters regarding congestion along Sunset Boulevard and pedestrian safety. Changes would be made to the excavation plans compared to the Project to accommodate four rather than three subterranean parking levels for the increased underground capacity of the garage.

The majority of other Project-related improvements, facilities, and amenities such as landscaping and the conversion of the adjacent City-owned traffic island to provide a 9,134 square foot public space would be similar to those of the Project. Variations from the Project regarding such improvements, facilities, and amenities include a reduced Central Plaza, which would be 27,000 square feet (compared to 34,050 square feet under the Project); separate resident amenities for apartment and condominium units totaling 10,337 square feet (compared to 6,881 square feet under the Project); and increased private/resident terraces, balconies, and common areas totaling 41,150 square feet (compared to 27,041 square feet under the proposed Project).

PERMITS AND APPROVALS: The Project Applicant is requesting permits and approvals for Alternative 9 (similar to the proposed 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 the RP-DEIR, implementation of Alternative 9 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 RP-DEIR 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 RP-DEIR or the documents referenced in the RP-DEIR, 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 RP-DEIR is available online at the Department of City Planning's website at <http://cityplanning.lacity.org> by clicking on the "Environmental" tab, then "RP-DEIR." 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 RP-DEIR 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 RP-DEIR begins on September 10, 2015 and ends on October 26, 2015. If you wish to submit comments regarding the RP-DEIR, please reference the file number above and submit in writing, preferably by e-mail, by Monday, October 26, 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
Fax: (213) 978-1343 (fax)

Michael J. LoGrande
Director of Planning

A handwritten signature in cursive script, reading "Srimal P. Hewawitharana".

Srimal P. Hewawitharana
Environmental Specialist II, Environmental Analysis Section

Enclosures:

Figure 1 Regional Location Map

Figure 2 Aerial Photograph with Surrounding Land Uses

Figure 3 Alternative 9 Site Plan



0 500 1,000 Feet

Regional Location Map

8150 Sunset Boulevard Mixed-Use Project
Source: ESRI Street Map, 2009; PCR Services Corporation, 2013.

FIGURE

1





8150 Sunset Boulevard Mixed-Use Project
Source: Gehry Partners, LLP, 2015.