

7500 SUNSET BLVD

COMMUNITY INPUT REVISIONS

HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

Area 7

PREVIEW

May 29, 2018

PLUM Recommendation

- Provide **more two bedroom (or larger) apartments**, which would mean having **fewer studio and one bedroom** apartments.

FARING RESPONSES:

- **Reduced overall number of units by 36 apartments**
 - **236 units in original project, 200 units now**
- **Modified Unit Mix:**
 - **Studios: Removed 30**
 - **1 BR: Removed 29**
 - **2 BR: added 19**
 - **3 BR: added 4**



Original Design

7500 Sunset East

Neighborhood
Revision







7500 Sunset West

Original Design



Neighborhood
Revision



PLUM Recommendation

- Provide **additional publicly usable open space**, green space and landscaping along Sunset Blvd., Curson and Sierra Bonita, **including trees**. Agree that any **sidewalk dining will be within the proposed project's lot lines**, rather than on the already too narrow public sidewalks.

FARING RESPONSES:

- **Publicly usable outdoor areas increased**
- **Urban Forestry to add new street trees**
- **Street Services to identify area streetscape standards**
- **All outdoor dining within private property lines**

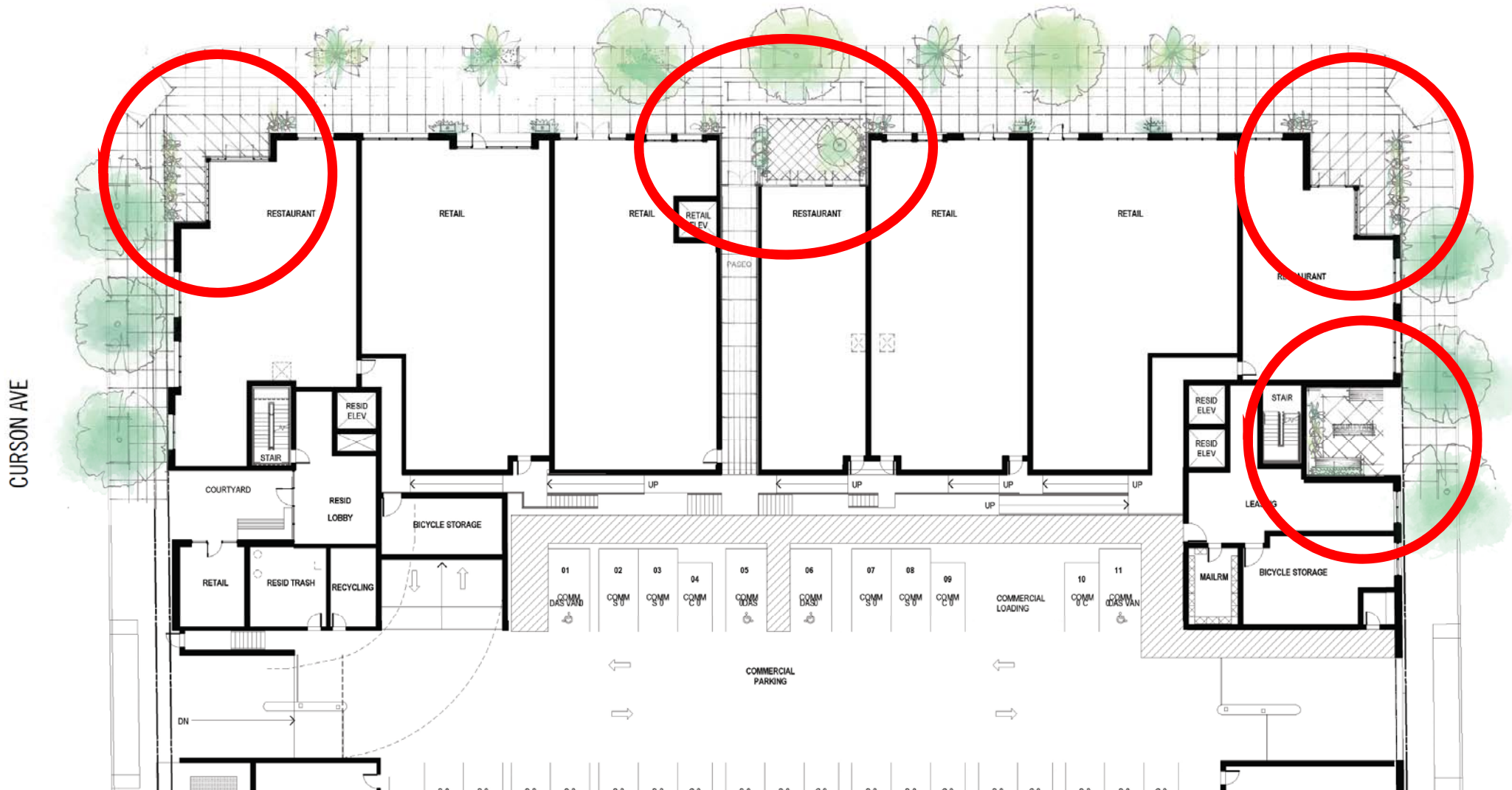
SUNSET BOULEVARD



Expanded Mid-Block Courtyard & Outdoor Dining Plaza



Expanded Mid-Block Courtyard, Outdoor Dining Areas & Community Courtyard





PLUM Recommendation

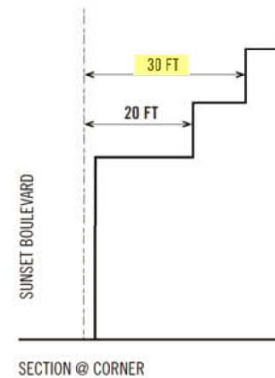
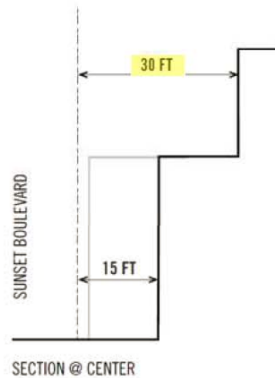
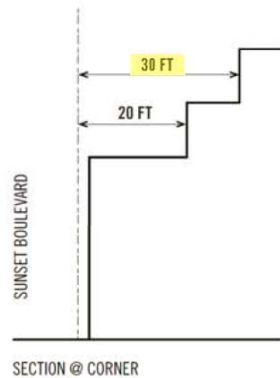
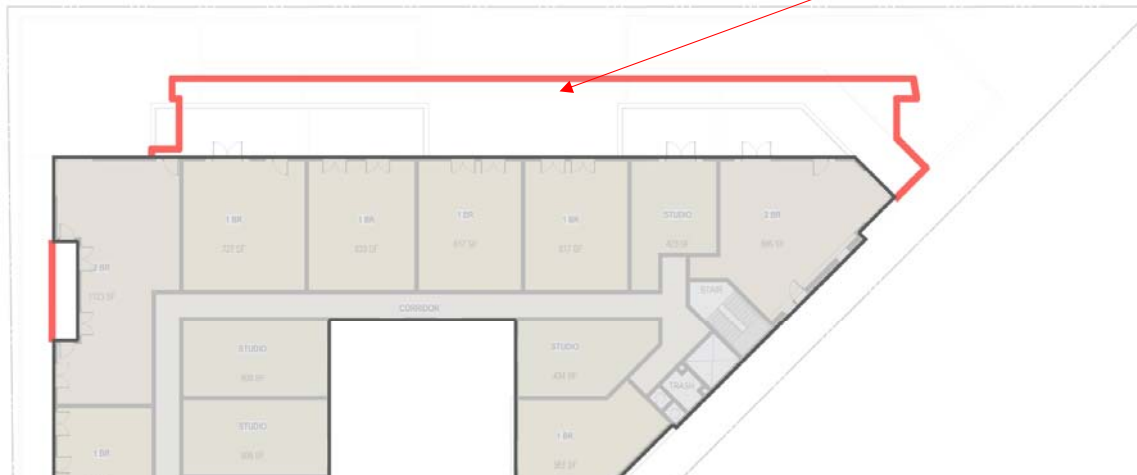
- Provide **larger step back from Sunset Blvd.** for the fourth floor, which is currently set back approximately 13 feet, in order to reduce the West and East buildings' massing and maintain more light on Sunset Blvd.

FARING RESPONSES:

- ***INCREASED STEPBACK from Sunset to 30 ft***
- **Removed units**
- **Removed additional sq footage**
- **4th floor: 15-20 ft setback**
- **5th floor: 30 ft setback**

FAR REDUCTIONS (5th floor East)

REDUCED MASSING AND FLOOR AREA ALONG SUNSET BLVD

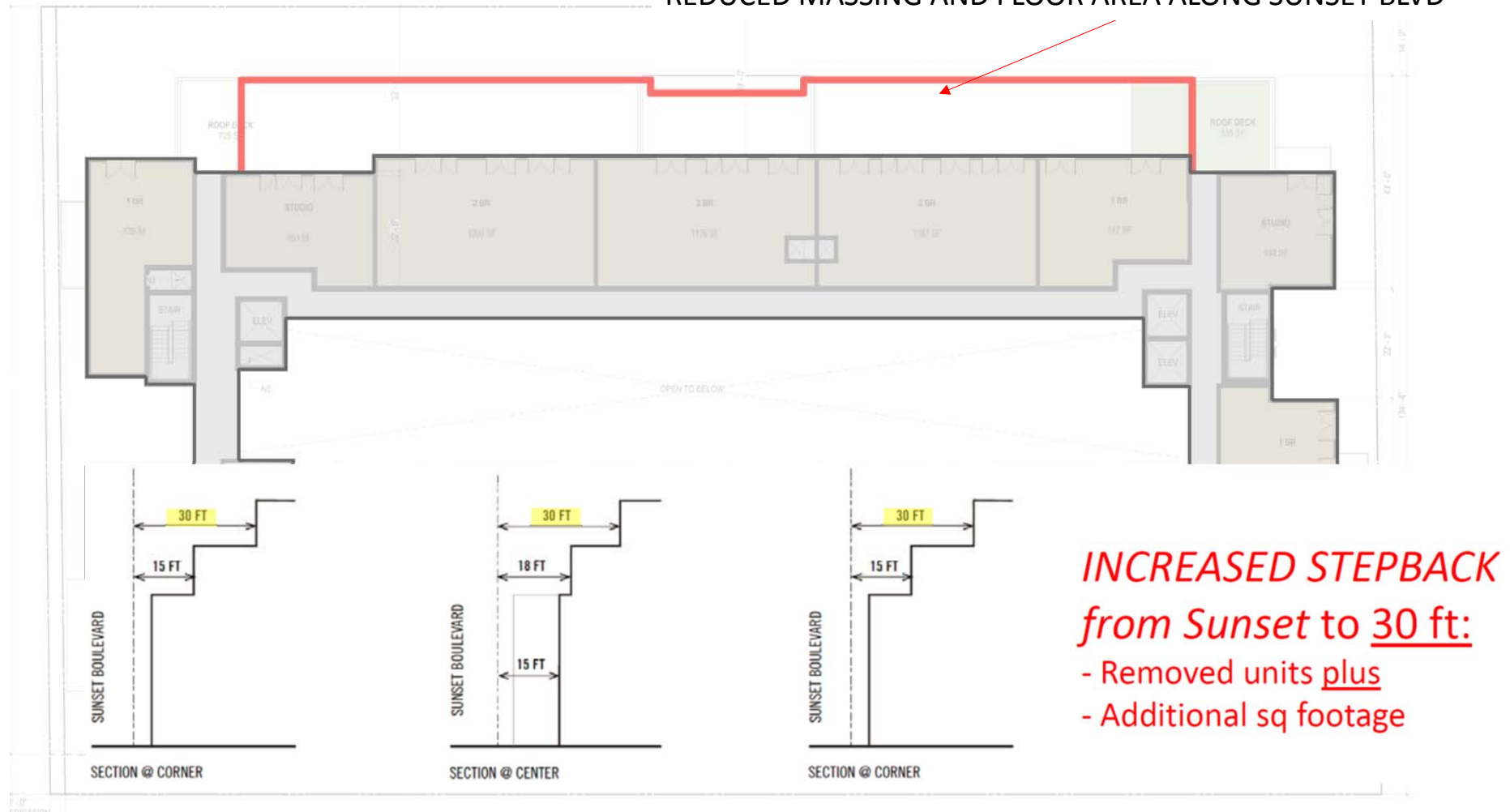


INCREASED STEPBACK
from Sunset to 30 ft:

- Removed units plus
- Additional sq footage

FAR REDUCTIONS (5th floor West)

REDUCED MASSING AND FLOOR AREA ALONG SUNSET BLVD



PLUM Recommendation

- Provide **at least 61 more parking spaces** despite being entitled to take a parking space reduction for bicycle parking spaces.

FARING RESPONSES:

- **Expanded Public Parking by 90 spaces**
 - **Not using Bike Ordinance Reduction**
 - **Providing 31 excess spaces**

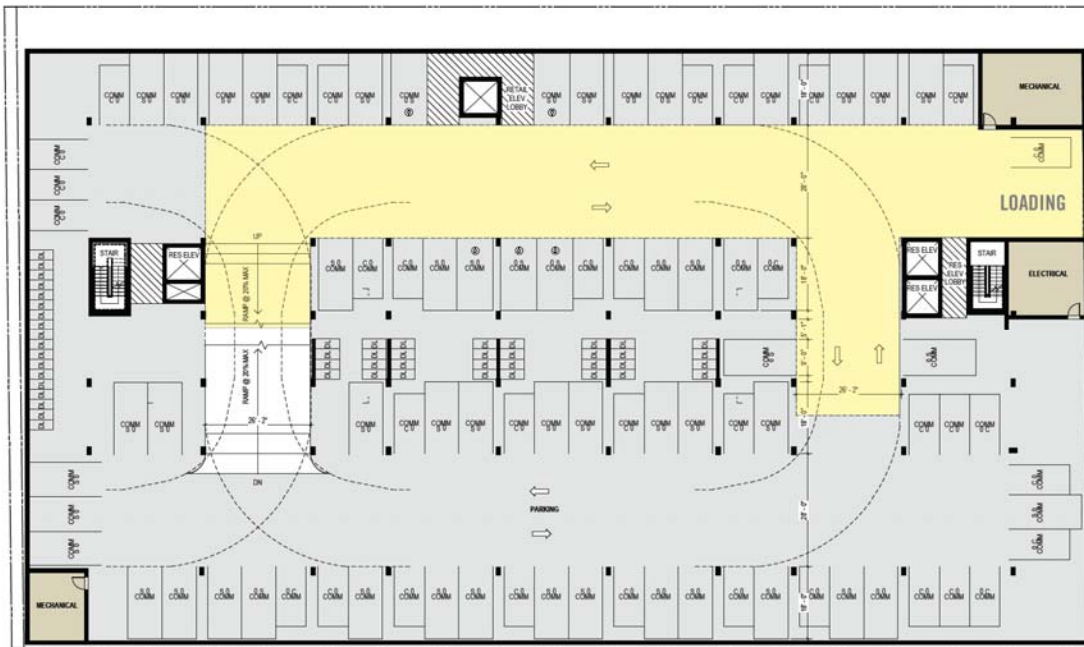
PLUM Recommendation

- Hire a traffic expert to solve the traffic problems with regard to ingress, egress and parking which are inherent in the current proposed traffic plan, which is inadequate.

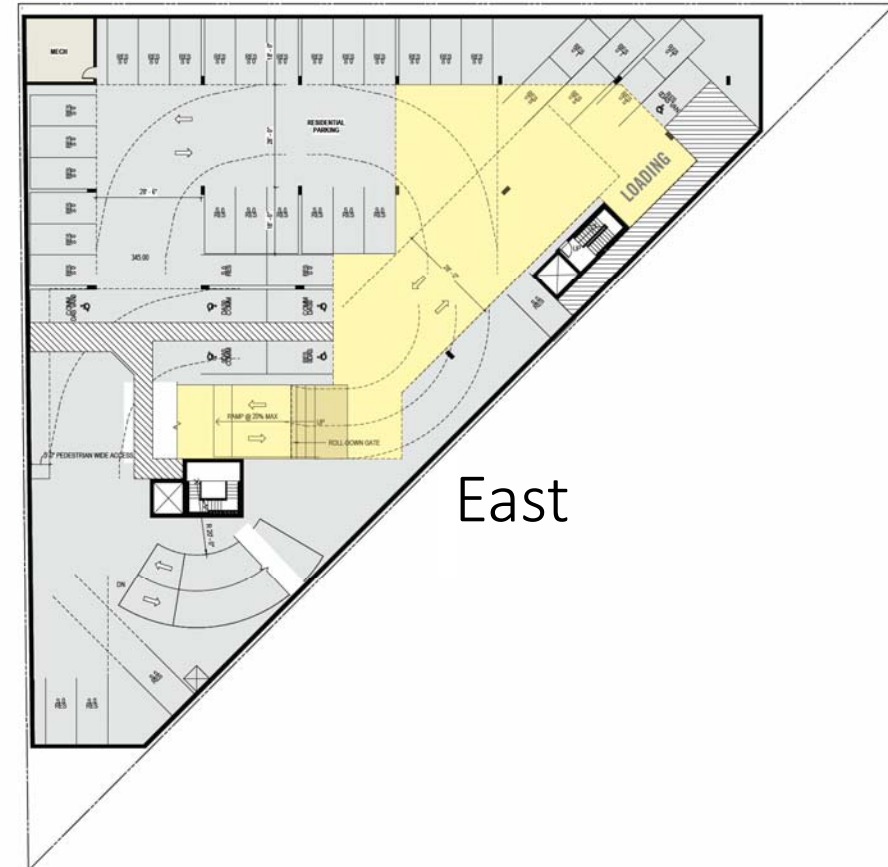
FARING RESPONSES:

- Updated Traffic Study:
 - Updated traffic counts
 - Studied neighborhood street segments
 - Expanded the list of Related Projects considered
 - Included Gelsons/grocery site
- Clarified access, loading, move-ins/move-outs at P1

UNDERGROUND MOVE-IN/MOVE-OUT ZONES

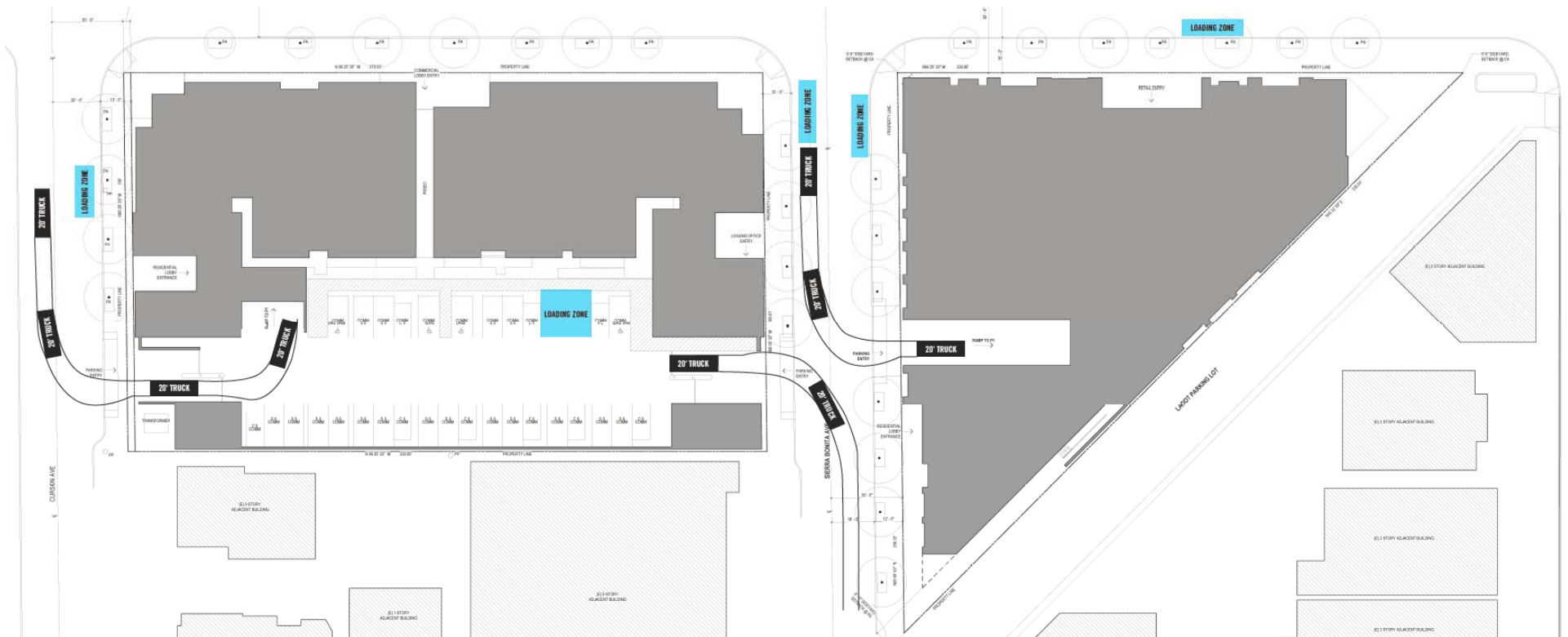


West



East

COMBINED ACCESS PLAN



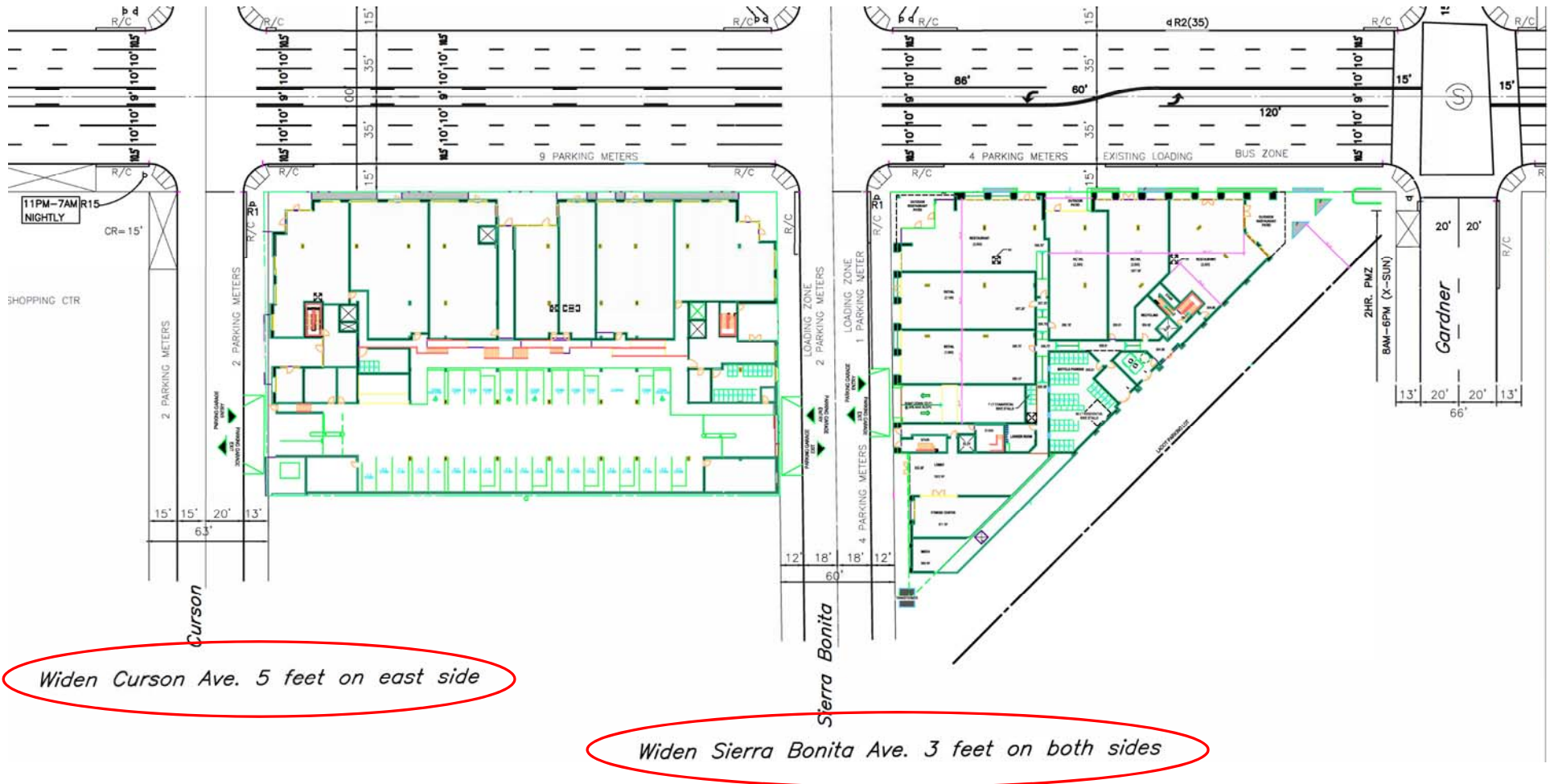
PLUM Recommendation

- Provide for intersection improvements at Sunset/Curson and Sunset/Sierra Bonita, and mid-block if tenants will be crossing between buildings to access commonly shared facilities, such as the pool and gym.

FARING RESPONSES:

- Intersection improvements to continental crossings
- Curson widened 8 ft (10 ft sidewalks)
- Sierra Bonita widened 6 ft (12 ft sidewalks)
- Sunset w/ 15 ft sidewalks
- LADOT Parking lot to remain as-is

STREET WIDENINGS IMPROVE TRAFFIC CIRCULATION



7500 SUNSET

PROGRAM CHANGES SUMMARY

	<i>FEIR (September 2017)</i>	<i>NEIGHBORHOOD Revisions (April 2018)</i>		
USE	SF/SPACES/UNITS	SF/SPACES/UNITS	CHANGE since <u>FEIR</u>	CHANGE since <u>DEIR</u>
East	9,000	9,000	No Change	No Change
West	11,000	11,000		
Commercial (Retail)	20,000	20,000		
East	5,000	5,000	No Change	No Change
West	5,000	5,000		
Commercial (Rest)	10,000	10,000		
Residential Units (Total Project)	213	200	-13	-36
Residential Units (East)	79	73	-6	-21
Residential Units (West)	134	127	-7	-15
Affordable Units	20	20	No Change	No Change
Studios	48	48	0	-30
1 BR	127	111	-16	-29
2BR	34	37	3	19
3BR	4	4	0	4
Residential	251	241	-10	-13
Commercial	180	180	0	0
Required Parking	431	421	-10	-13
Parking Reduction Allowed Not Taken (Bicycle Ordinance)	90	90	No Change	+31 Excess parking spaces
Provided Parking	462	462	No Change	90
East	9,734	11,012	1,278	3,372
West	13,078	11,008	(2,070)	(3,992)
Open Space	22,812	22,020	(792)	(620)
East	76,560	76,304	(256)	(6,934)
West	126,644	123,438	(3,206)	(3,612)
Total Program	203,204	199,742	(3,462)	(10,546)
Total FAR	2.91	2.86	-0.05	-0.17

7500 SUNSET COMMUNITY REVISIONS



Final Environmental Impact Report
<https://planning.lacity.org/eir/TocFeir.htm>