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March 26, 2015

NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT CITY CASE NO. ENV-2014-751-EIR STATE CLEARINGHOUSE NO. 2014071039

TO: Owners of Property and Occupants and Other Interested Parties

PROJECT NAME: 6250 Sunset Project

SITE LOCATION: 6230-6254 Sunset Boulevard, and 6237-6253 Leland Way, Los Angeles, California

COMMUNITY PLANNING AREA: Hollywood

COUNCIL DISTRICT: 13 – Mitch O'Farrell

COMMENT REVIEW PERIOD: March 26,th 2015 – May 11th, 2015

PROJECT DESCRIPTION: Essex Portfolio L.P., the Applicant, proposes to develop the 6250 Sunset Project (the Project) on an approximately 2.06 acre site (Project Site) located between Sunset Boulevard and Leland Way in the Hollywood community of the City of Los Angeles (City). The Project Site is currently developed with an approximately 38,280 square foot building constructed in the late 1930's as the Earl Carroll Theatre (ECT Building), and a surface parking lot with accessory structures. The ECT Building has been used by the Nickelodeon on Sunset Corporation (Nickelodeon) as a sound stage for television productions with associated offices since the early 1980's.

The Project would protect and retain the ECT Building and construct a new seven-story, 90-foot tall, mixed-use building on the western portion of the Project Site. The Project includes approximately 4,700 square feet of ground floor commercial space oriented towards Sunset Boulevard, with 200 residential units located on floors three through seven on Sunset Boulevard and one through seven on Leland Way. Five percent (9 units) of the residential units are

restricted as very-low income. Amenities associated with the residential units include a lobby, fitness center, pool terrace, pool, spa area, sky deck, landscaped common areas, and a club house/lounge area. The Project would also provide an approximately 7,261 square-foot pedestrian paseo (Paseo) between the new building and the ECT Building that would link Sunset Boulevard and Leland Way. The Paseo would be generally accessible to the public during daylight hours. Parking would be located in a four-level, 316 space parking structure with two levels of subterranean parking, an at-grade parking level, and one level above-grade. Parking for 246 bicycles would also be provided within the parking structure and Paseo.

The new building would include up to approximately 179,397 square feet of commercial and residential space (4,700 square feet of commercial, 167,764 square feet of residential, and 6,933 square feet of indoor amenities and lobby/leasing area) with a maximum floor-area ratio (FAR) of 3.1:1 on the western lots. The existing FAR of 2:1 on the eastern lots, containing the ECT Building, would remain unchanged. Although the ECT Building would be retained, a later 550 square foot addition that currently serves as an entryway to the building from the surface parking lot would be demolished, as would a brick wall/wrought iron fence extension along Leland Way, and a small ground mounted sign along Sunset Boulevard.

The ECT Building would retain its existing signage, and the new building would include new on and off-site signage.

PERMITS AND APPROVALS: Discretionary entitlements, reviews, and approvals required for implementation of the Project would include, but would not necessarily be limited to, the following:

- Certification of an Environmental Impact Report;
- A Density Bonus to permit a 200-unit rental housing development, with 5% restricted to Very Low Income Households and utilization of Parking Option 1 per LAMC §12.22.A.25(d)(1).
- An off-menu incentive, or alternatively, a project permit modification or exception, to permit additional off-site signage at alternative locations and in excess of the maximum permitted combined sign area, located on Principal Building Facades and other building facades or roofs, within the Hollywood Signage Supplemental Use District. (LAMC § 12.22 A 25(g)(3))
- An off-menu incentive, or alternatively, an adjustment, to permit a reduction in West side yard setbacks. (LAMC § 12.22 A 25(g)(3))
- An off-menu incentive to permit a waiver of highway street dedication and improvement, or alternatively, a waiver of highway street dedication and improvement required under LAMC § 12.37 on Leland Way and Sunset Boulevard. (LAMC § 12.22 A 25(g)(3))
- A Zone Change and Height District Change from C4-2D-SN to [Q]C4-2D-SN to allow 4.5:1 FAR on the northwest and northeast lots (LAMC § 12.32); and from R4-2D to [Q]C4-2D to allow 4.5:1 FAR on southwest lots and southeast lots (LAMC § 12.32)

- A Lot Line Adjustment to adjust lot lines between the Western lots, containing the new mixed-use building, and the Eastern lots, containing the existing ECT Building. (LAMC § 17.50)

- A conditional use permit or, alternatively, a master conditional use permit, for the sale and dispensing of alcoholic beverages. (LAMC § 12.24.W.1)

- Project Permit Compliance for signage within the Hollywood Signage Supplemental Use District. (LAMC § 11.5.7)

- Site Plan Review for a project with greater than 50 residential units. (LAMC § 16.50)

- Determination regarding residential use in C (Commercial) zone per the Hollywood Redevelopment Plan

- Construction permits, including building permits, grading, excavation, foundation, and associated permits.

- Haul route permit, as may be required.

- Other approvals as needed and as may be required.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis contained in this Draft EIR, implementation of the Project would result in significant and unavoidable construction-related noise and vibration impacts and construction-related cumulative traffic impacts.

Other issues addressed in the Draft EIR include aesthetics; air quality; cultural resources (archeological and paleontological resources, historical resources); geology and soils; greenhouse gas emissions; hazards and hazardous materials; land use and planning; noise; population, housing and employment, public services (fire protection and emergency medical services, police protection, libraries, parks and recreation); and transportation and circulation. 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 Draft EIR or the documents referenced in the Draft EIR, 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 Draft EIR is available online at the Department of City Planning's website at http://cityplanning.lacity.org by clicking on the "Environmental" tab, then "Draft EIR." 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) Frances Howard Goldwyn – Hollywood Regional Library, 1623 North Ivar Avenue, Los Angeles, CA 90028

3) Will and Ariel Durant Branch Library, 7140 West Sunset Boulevard, Los Angeles, CA 90046

4) John C. Freemont Branch Library, 6121 Melrose Avenue, Los Angeles, CA 90038

The Draft EIR can also be purchased on CD-ROM for $7.50 per copy. Contract Sergio Ibarra at (213) 978-1333 to purchase copies.

The review period for the Draft EIR begins on **March 26, 2015** and ends on **May 11th, 2015**. If you wish to submit comments regarding the Draft EIR, please reference the file number above and submit in writing by **May 11th, 2015**, no later than **4:00 P.M.**

Please direct your comments to:

Please direct your responses to:

Mail: Sergio Ibarra
Los Angeles Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
Fax: (213) 978-1333
Email: Sergio.Ibarra@lacity.org

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Sergio Ibarra
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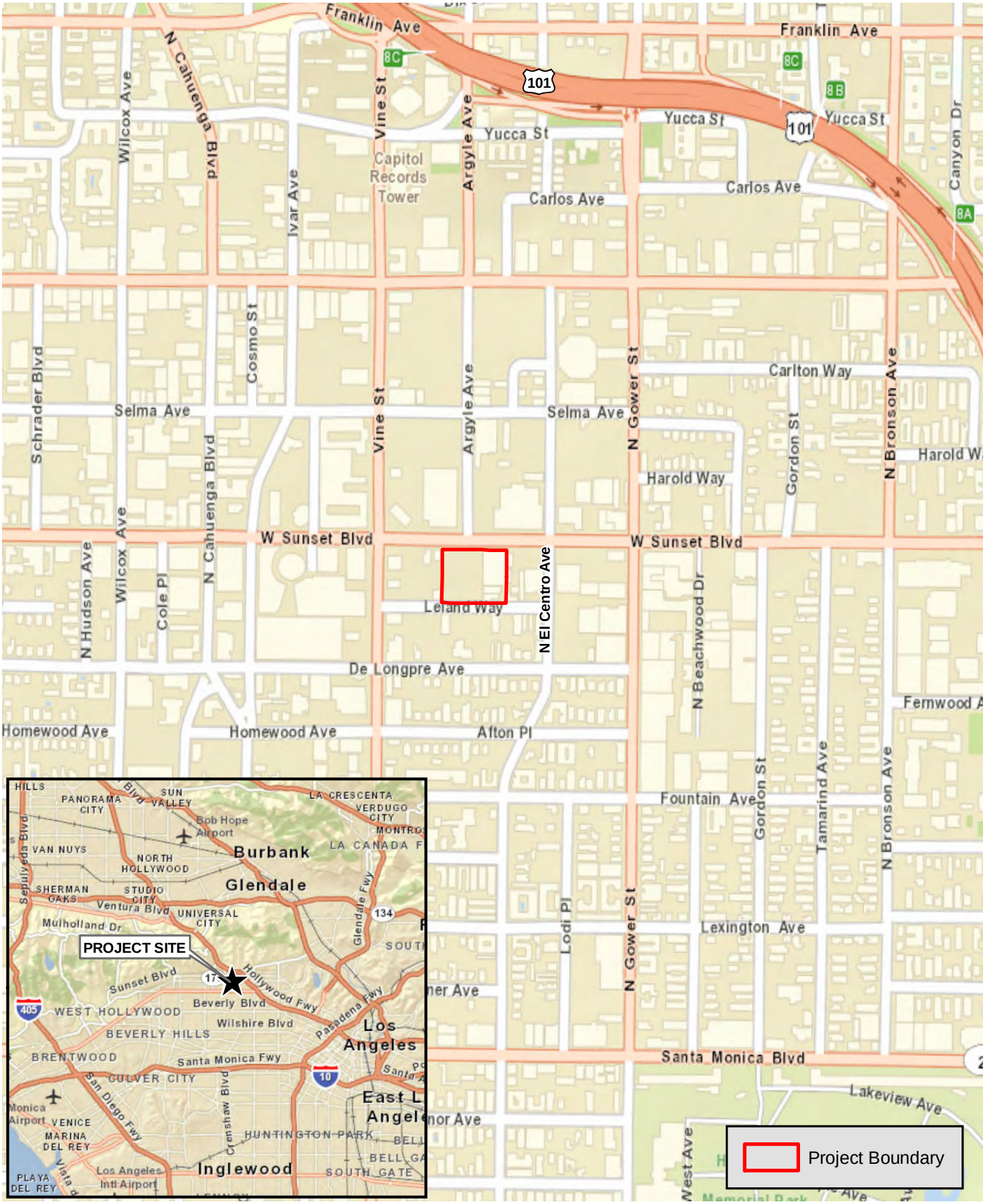


PCR

0 0.125 0.25 Miles

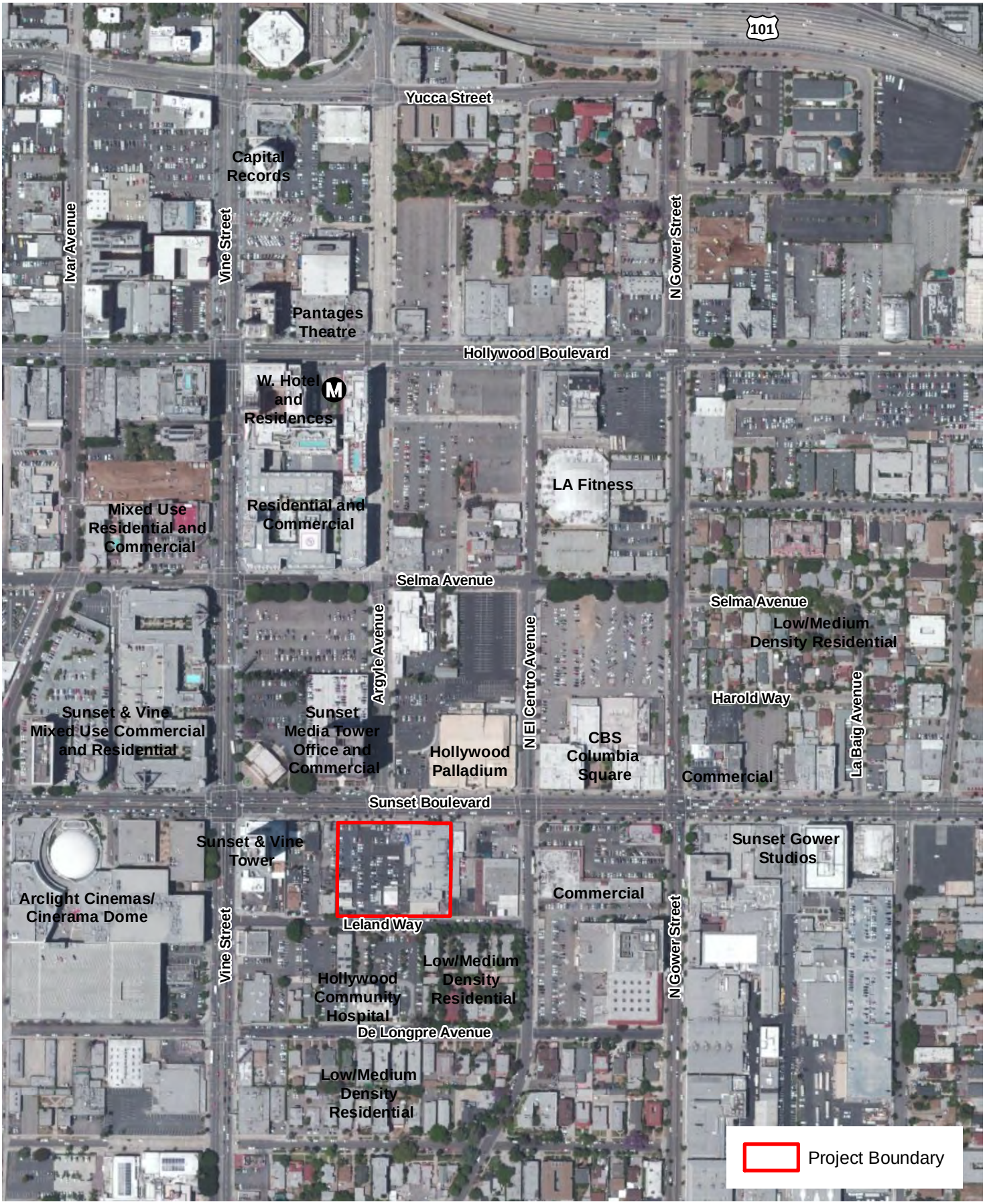
Regional and Vicinity Map

6250 Sunset

Source: ESRI Street Map, 2009; PCR Services Corporation, 2014.

FIGURE

1



PCR

N

0 200 400 Feet

Aerial Photograph of Project Site and Vicinity

6250 Sunset

Source: ESRI, 2010; PCR Services Corporation, 2014.

FIGURE

2

PCR

N

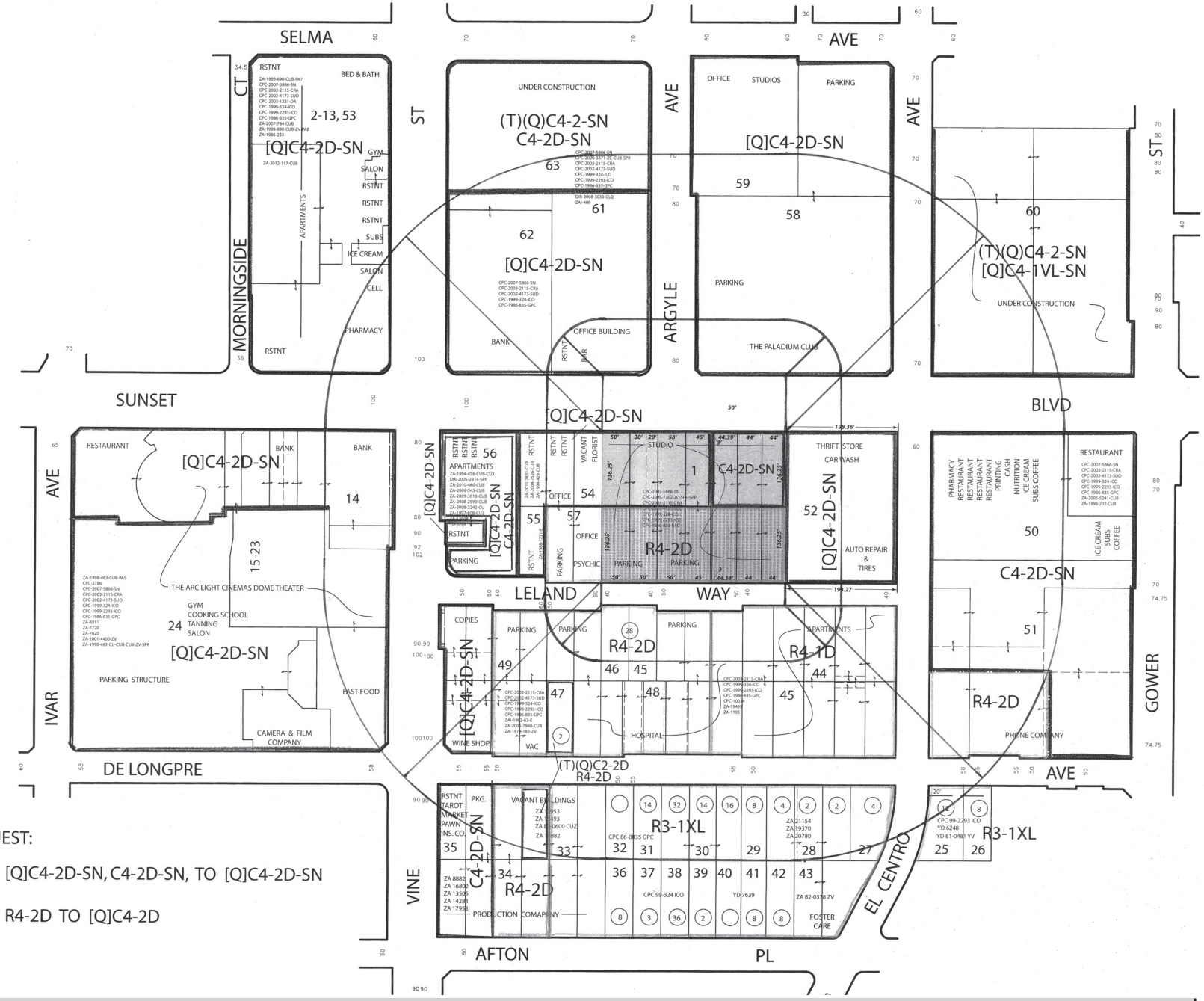
Conceptual Site Plan

6250 Sunset

Source: Harley Ellis Devereaux and Meléndrez, 2014.

FIGURE

3



PCR

Radius Map

6250 Sunset

Source: Quality Mapping Service, 2014.

FIGURE

4