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

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(213) 978-1273

<http://planning.lacity.org>

June 16, 2016  
**NOTICE OF COMPLETION AND AVAILABILITY OF  
DRAFT ENVIRONMENTAL IMPACT REPORT  
CITY CASE NO. ENV-2014-1707-EIR  
STATE CLEARINGHOUSE NO. 2014111007**

**To:** Owners of Property and Occupants and Other Interested Parties  
**Project Name:** 7500 Sunset Boulevard  
**Site Location:** 7500–7580 W. Sunset Boulevard, Los Angeles, CA 90046  
**Community Plan Area:** Hollywood  
**Council District:** 4—David Ryu  
**Comment Review Period:** June 16, 2016 – August 1, 2016

**PROJECT DESCRIPTION:** Faring Capital, the Applicant, proposes to develop a new mixed-use project with 236 residential dwelling units above 30,000 square feet of ground-floor neighborhood-serving retail and restaurant uses (the Project) in the Hollywood Community of the City of Los Angeles. Of the 236 residential units proposed, 20 residential units would be set aside as affordable housing for Very Low Income residents. The Project would include approximately 307 parking spaces for the residential uses and approximately 145 parking spaces for the commercial uses for a total of 452 automobile parking spaces. The Project would also provide approximately 389 short- and long-term bicycle parking spaces for residents and visitors, which exceeds the requirements of the LAMC. These new uses, which would comprise approximately 210,288 square feet of floor area, would be located on two adjacent sites (referred to as the West Site and the East Site) that together comprise approximately 1.64 gross acres. To provide for the new uses, approximately 39,939 square feet of existing low-rise commercial uses and surface parking would be removed.

**PERMITS AND APPROVALS:** The Project would require various approvals and may include, but would not be limited to, the following: Mixed-Use Conditional Use Permit; Density Bonus; Vesting Tentative Tract Map; Site Plan Review; Conditional Use Permit for Alcohol; and other discretionary and ministerial permits and approvals that may be deemed necessary.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** Significant and unavoidable Project impacts have been identified with regard to construction noise and vibration. In addition, cumulative impacts could result with regard to construction noise and vibration.

Other issues addressed in the Draft Environmental Impact Report (EIR) include: Aesthetics (visual quality, views, light/glare, and shading); Air Quality; Greenhouse Gas Emissions; Cultural Resources; Geology and Soils; Land Use; Noise; Public Services (Police Protection, Fire Protection, Schools, Libraries, Parks and Recreation); Traffic, Access, and Parking; and Water Supply. With implementation of mitigation measures, no significant and unavoidable Project or cumulative impacts associated with these environmental topics are expected.

**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 by appointment, between the hours of 8:00 A.M. and 4:00 P.M., at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles, CA 90012.

The Draft EIR is also available online at the Department of City Planning's website [<http://planning.lacity.org> (click on "Environmental" and then "Draft EIR")]. The Draft EIR can be purchased on CD-ROM for \$7.50 per copy. Contact Sergio Ibarra at **(213) 978-1333** to purchase a copy. The Draft EIR is also available on CD-ROM at the following libraries:

- 1) Central Library—630 West Fifth Street, Los Angeles, CA 90071
- 2) F.H. Goldwyn Hollywood Regional Library—1623 N. Ivar Ave., Hollywood, CA 90028
- 3) John C. Fremont Branch Library—6121 Melrose Ave., Hollywood, CA 90038
- 4) Will and Ariel Durant Branch Library—7140 Sunset Blvd., Hollywood, CA 90046

The review period for the Draft EIR begins on June 16, 2016, and ends on August 1, 2016. If you wish to submit comments regarding the Draft EIR, please reference the file number above and submit them in writing by 4:00 P.M. on **August 1, 2016**.

Please direct your comments to:

Mr. Sergio Ibarra  
Department of City Planning  
City Hall, City of Los Angeles  
200 North Spring Street, Room 750  
Los Angeles, CA 90012  
E-mail: [Sergio.Ibarra@lacity.org](mailto:Sergio.Ibarra@lacity.org)

Vincent P. Bertoni  
Director of Planning



Sergio Ibarra  
Department of City Planning