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May 13, 2016

**NOTICE OF COMPLETION AND AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT NO. ENV-2013-2552-EIR**

TO: Owners of Property and Occupants and other interested parties

PROJECT NAME: 8150 Sunset Boulevard Mixed Use Project

PROJECT LOCATION: 8148-8182 West Sunset Boulevard; 1438-1486 North Havenhurst Drive; 1435-1443, North Crescent Heights Boulevard, Los Angeles, CA 90046.

COMMUNITY PLANNING AREA: Hollywood

COUNCIL DISTRICT: 4 – David E. Ryu

STATE CLEARINGHOUSE NO.: 2013091044

OTHER REFERENCE NO.: VTT-72370-CN and CPC-2013-2551-CUB-DB-SPR

CERTIFIED NEIGHBORHOOD COUNCIL: Hollywood Hills West

PROJECT DESCRIPTION: The proposed 8150 Sunset Boulevard Mixed Use Project consists of two buildings over a single podium structure with elements ranging in height from two stories to 16 stories, increasing to approximately 108 feet for the nine-story portion and approximately 191 feet for the 16-story portion of the building; the overall building height is approximately 216 feet as measured from the lowest point of the site to the top of the South Building. The North Building would include two levels with a rooftop terrace containing exclusively commercial uses. The South Building would contain commercial uses on the first two levels, residential uses on levels three through 15, and a rooftop restaurant/lounge on the top level. The project would include approximately 111,339 square feet of commercial retail and restaurant uses and one rooftop level, 249 apartment units, including 28 affordable housing units, representing approximately 222,564 gross square feet of residential space. The project would also provide a central public plaza, public space at the northeast corner of the site, public rooftop deck/garden areas, a private pool and pool deck area for residents, as well as other resident-only amenities totaling approximately 6,900 square feet. Parking for all proposed uses would be provided on-site via a seven-level parking structure housed within the podium structure that includes 849 total parking spaces (295 residential and 554 commercial). The total development would include

approximately 333,903 square feet of commercial and residential space with a maximum floor-area ratio (FAR) of approximately 3:1.

REQUESTED APPROVALS: Certification of the EIR; Density Bonus pursuant to LAMC Section 12.22-A,25; Utilization of Parking Option 1 to allow one on-site parking space for each Residential Unit of zero to one bedrooms, two on-site parking spaces for each Residential Unit of two to three bedrooms, and two-and-one-half on-site parking spaces for each Residential Unit of four or more bedrooms; Off-Menu Incentive pursuant to LAMC Section 12.22-A,25 to allow the lot area including any land to be set aside for street purposes to be included in calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05; Off-Menu Incentive pursuant to LAMC Section 12.22-A,25 to allow a 3:1 Floor Area Ratio for a Housing Development Project located within 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC Section 12.22-A,25(f)(4)(ii); Site Plan Review; Conditional Use for the sale and/or dispensing of a full line of alcoholic beverages in conjunction with four restaurant/dining uses, and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a grocery store; Vesting Tentative Tract Map; Demolition Permits, haul route approval and other entitlements and approvals as deemed necessary, as required by the City.

DOCUMENT REVIEW: If you wish to review a copy of the Final Environmental Impact Report (FEIR) or the documents referenced in the FEIR, you may do so by appointment during our office hours of 8:00 am to 4:00 pm, in Room 750, City Hall, 200 N. Spring Street, Los Angeles CA 90012. Copies of the FEIR are also at the following **Library Branches:**

Library Reference Desk, Central Library
630 West 5th Street, Los Angeles, CA 90071

Library Reference Desk, Fairfax Branch Library
161 South Gardner Street, Los Angeles, CA 90036

Library Reference Desk, Will and Ariel Durant Branch Library
7140 West Sunset Boulevard, Los Angeles CA 90046

Library Reference Desk, John C. Fremont Branch Library
6121 Melrose Avenue, Los Angeles CA 90038

The FEIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/> (click on "Environmental" and then "Final Environmental Impact Reports")]. The FEIRs can be purchased on cd-rom for \$7.50 per copy. Contact William Lamborn of the City of Los Angeles at (213) 978-1470 to purchase one.

Vincent P. Bertoni, AICP
Director of Planning



William Lamborn
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Major Projects and Environmental Analysis Section