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LOS ANGELES, CA 90012-4801  
AND  
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VAN NUYS, CA 91401  
—  
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April 30, 2009

## NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING FOR AN ENVIRONMENTAL IMPACT REPORT

**CASE NO.: ENV-2009-0469-EIR**

**PROJECT NAME: Emerson College Los Angeles Center Project**

**PROJECT LOCATION/ADDRESS: 5950 and 5960 W. Sunset Blvd, and 1460 Gordon Street,  
Los Angeles, CA 90028**

**COMMUNITY PLANNING AREA: Hollywood**

**COUNCIL DISTRICT: 13**

**DUE DATE FOR PUBLIC COMMENTS: June 1, 2009**

The City of Los Angeles, Department of City Planning, will be the Lead Agency and will require the preparation of an environmental impact report ("EIR") for the project identified herein (the "Project"). The Department of City Planning requests your comments as to the scope and content of the EIR. The Project Description, location, and the potential environmental effects are set forth below. Also included below are the date, time, and location of a public scoping meeting that will be held in order to solicit input regarding the scope and content of the Draft EIR. A copy of the Initial Study prepared for the project is not attached, but is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

### **PROJECT DESCRIPTION:**

The Project Applicant, Emerson College, proposes the demolition and removal of an existing surface parking lot and construction of a 10-story mixed-use trade school building within the Hollywood community of the City of Los Angeles. The approximately 37,351 square foot (0.86 acre) project site is located on one lot at the southeast corner of Sunset Boulevard and Gordon Street (see Figures 1 and 2).

The Project would include a total of 115,000 square feet of floor area including approximately 38,100 square feet of instructional/administrative floor area, 224 student beds (approximately 66,500 square feet of floor area with 188 student rooms, of which 36 rooms are double occupancy and the balance single occupancy), 4 faculty/staff apartments (approximately 4,000 square feet of floor area), and approximately 6,400 square feet of ground floor retail (see Figure 3). Parking for the entire Project would total 246 spaces, which meets and exceeds the minimum parking

requirement of the Los Angeles Municipal Code of 195 spaces. Vehicular access to the Project would be provided off of Gordon Street, and parking would be provided in a 3-level subterranean garage and in one level at grade.

The Project may require various approvals including, but not limited to, a General Plan Amendment to amend the land use designation on the project site in the Hollywood Community Plan Land Use Map from Limited Manufacturing to Regional Center Commercial; a Zone Change/Height District Change from [Q]C4-1 to C4-2D, removal of the [Q] Condition which prohibits residential uses, change the Height District from 1 to 2, and add a "D" Development Limitation to limit the floor area ratio to 3.1:1; Site Plan Review; a request to waive Highway Dedication along Sunset Boulevard; Haul Route approval; demolition, grading, excavation, foundation, and associated building permits; certification of an Environmental Impact Report; and any additional actions as may be deemed necessary. In addition, regulatory permits from the Department of Fish and Game, Regional Water Quality Control Board and the South Coast Air Quality Management District will be procured, as required.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Aesthetics, Air Quality, Geology/Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Population and Housing, Public Services, Transportation/Traffic/Parking, and Public Utilities/Service Systems.

**PUBLIC SCOPING MEETING:** The location, date and time of the public scoping meeting are as follows:

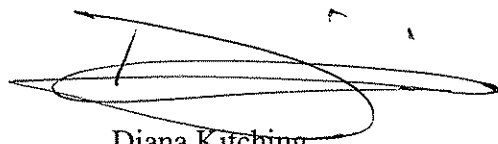
**Date:** Wednesday, May 13, 2009  
**Time:** 6:30 p.m.  
**Location:** The Alley Kat Studios  
1455 Gordon Street  
Los Angeles, CA 90028 (see attached location map)

Public testimony and written comments are encouraged and will be considered in the preparation of the Draft EIR. Written comments must be submitted to this office by **June 1, 2009**.

Please direct your comments to:

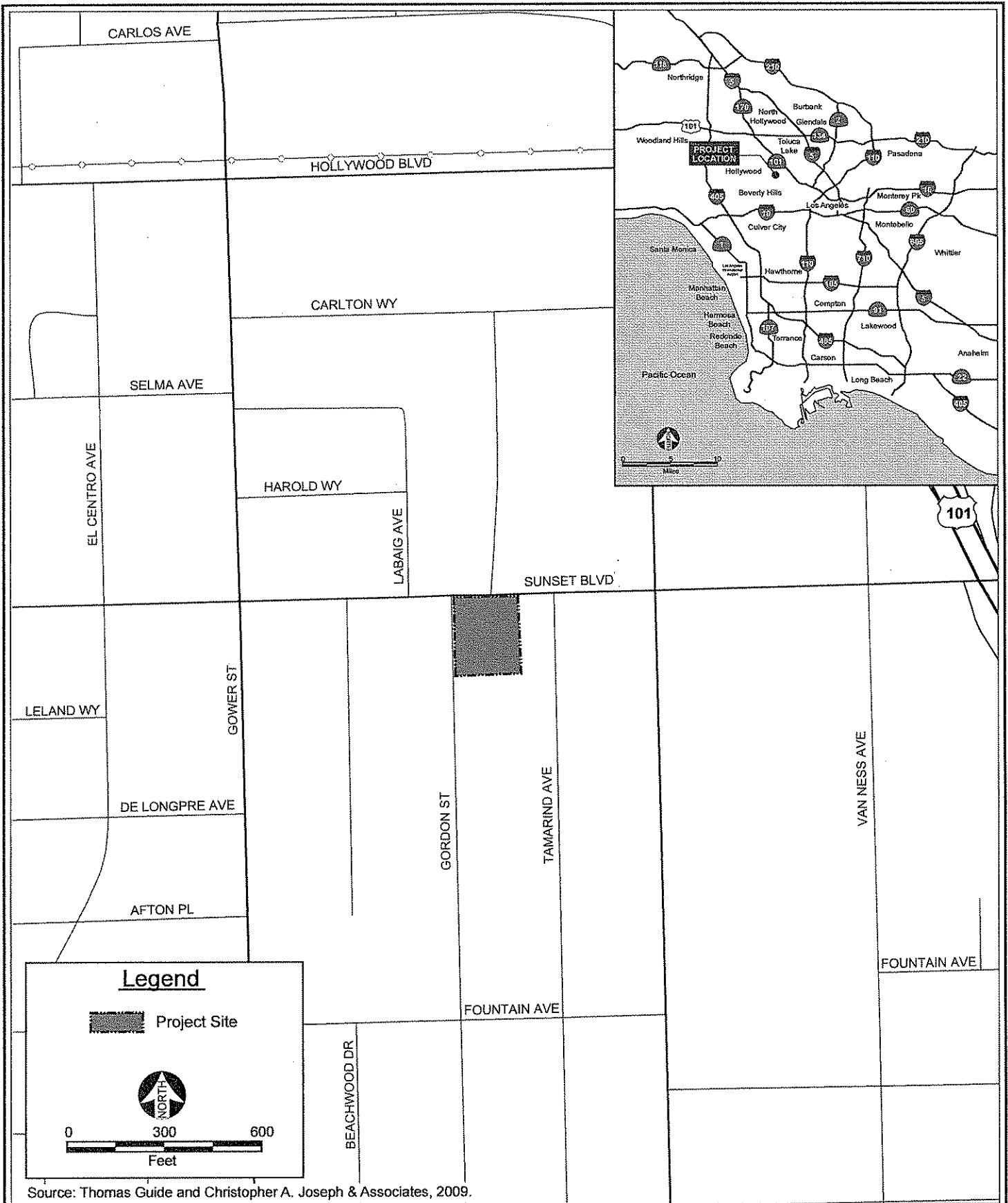
Diana Kitching, Project Coordinator  
Department of City Planning, Environmental Review Section  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012  
Fax: (213) 978-1343  
E-Mail: Diana.Kitching@lacity.org

S. Gail Goldberg, AICP  
Director of Planning



Diana Kitching  
Project Coordinator  
Environmental Review Section

|             |  |
|-------------|--|
| Enclosures: | Figure 1 Regional and Vicinity Map<br>Figure 2 Aerial Photograph<br>Figure 3 Plot Plan<br>Scoping Meeting Location Map |
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Figure 1  
Regional and Vicinity Map



**Legend**

----- Project Site



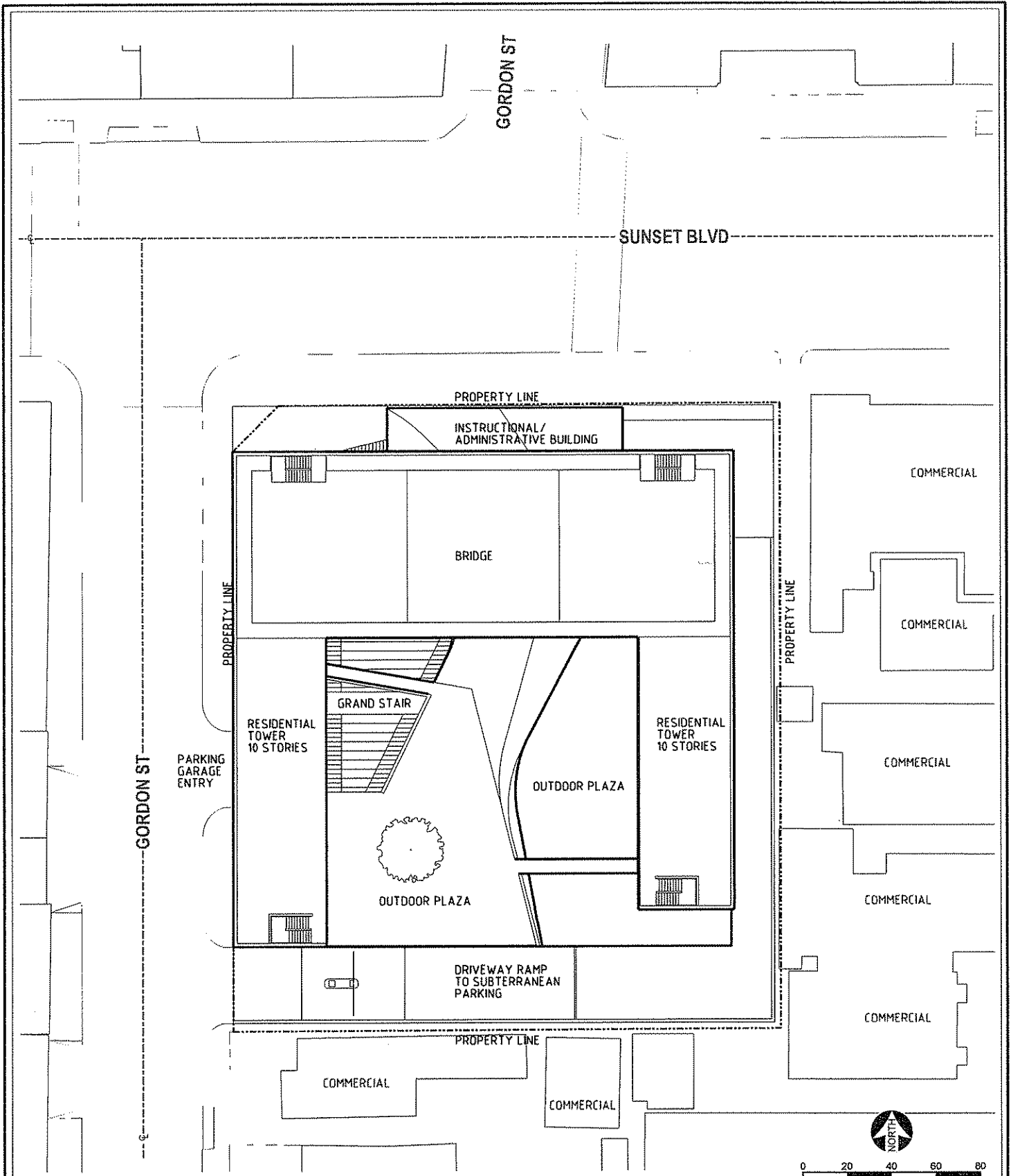
0 50 100  
Feet

Source: Google Earth Pro and Christopher A. Joseph & Associates, 2008.




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Figure 2  
Aerial Photograph of the Project Site



Source: Morphosis Architects, Inc., March 12, 2009.

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**Revised Figure 3**  
**Plot Plan**

**Emerson College Los Angeles  
Center Project  
Notice of Preparation of an  
Environmental Impact Report**

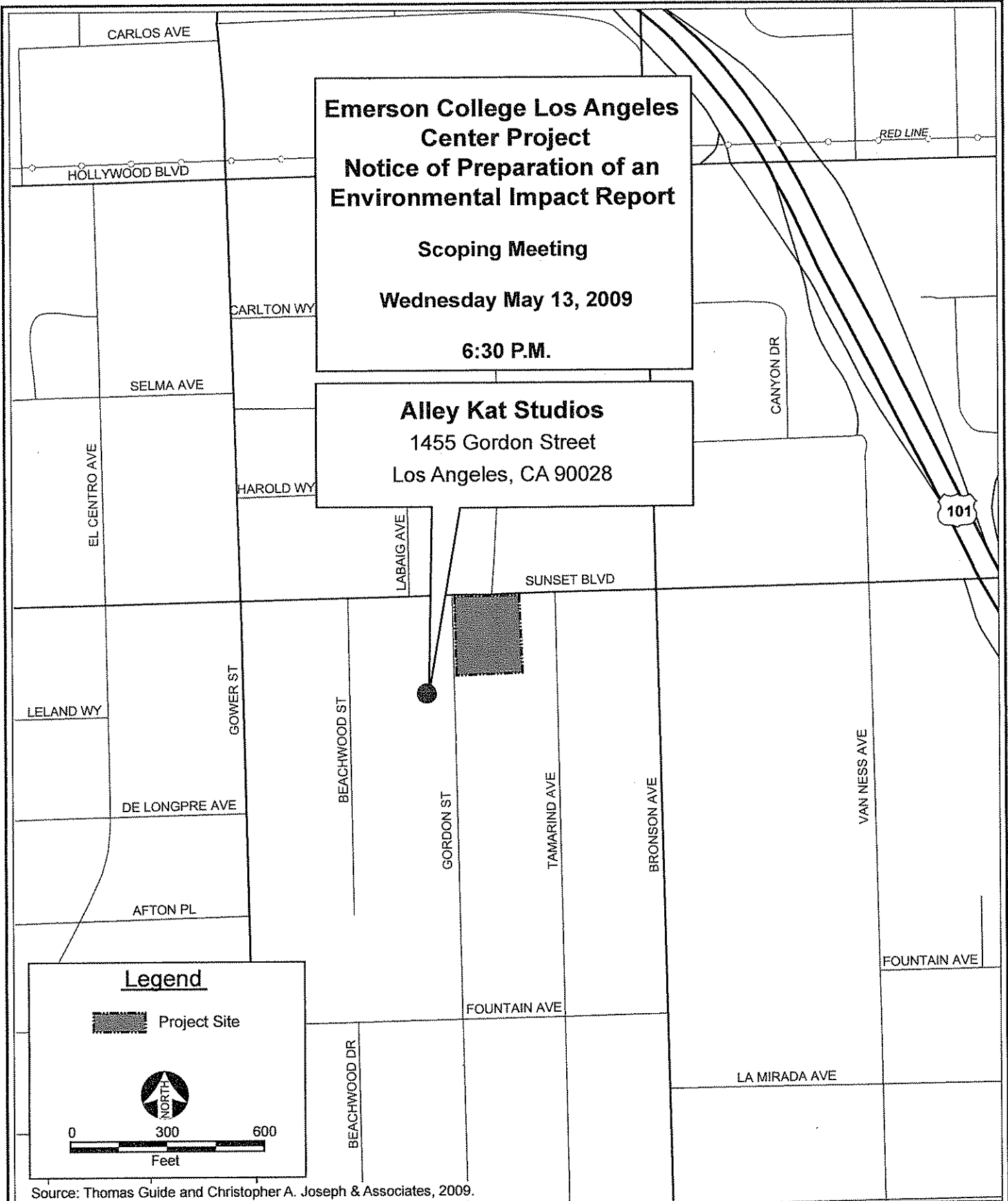
**Scoping Meeting**

**Wednesday May 13, 2009**

**6:30 P.M.**

**Alley Kat Studios**

1455 Gordon Street  
Los Angeles, CA 90028



Source: Thomas Guide and Christopher A. Joseph & Associates, 2009.



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**Scoping Meeting Location Map**