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July 11, 2014

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
AND
PUBLIC SCOPING MEETING**

<u>CASE NO.:</u>	ENV-2014-751-EIR
<u>PROJECT NAME:</u>	6250 Sunset Project
<u>PROJECT APPLICANT:</u>	Essex Portfolio L.P.
<u>PROJECT LOCATION/ADDRESS:</u>	6230-6254 Sunset Boulevard, and 6237-6253 Leland Way, Los Angeles, California
<u>COMMUNITY PLANNING AREA:</u>	Hollywood Community Plan Area
<u>COUNCIL DISTRICT:</u>	13 – Mitch O'Farrell
<u>DUE DATE FOR PUBLIC COMMENTS:</u>	August 11, 2014, 4:00 pm
<u>SCOPING MEETING:</u>	July 23, 2014 5 pm – 7 pm See more information below.

The purpose of this Notice of Preparation (NOP) is to advise you that an Environmental Impact Report (EIR) is being prepared for the above cited Project, which is located in an area of interest to you and/or the organization or agency you represent. The NOP has been prepared by the City as the Lead Agency for preparation of the EIR. The NOP describes the Project and its potential environmental effects.

The Department of City Planning requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

The purpose of the Scoping Meeting is to receive input from the public as to what environmental effects and alternatives the EIR should study. No decisions about the Project are made at the Scoping Meeting. The Project description, location, and the potential environmental effects identified thus far for evaluation in the EIR are set forth below. Also included below are the date, time, and location of the Scoping Meeting. **The Scoping Meeting is not the required public hearing for municipal code entitlement requests which will be scheduled after completion of the EIR.**

REVIEW OF FILE: The Initial Study and Notice of Preparation file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012, or may be viewed online at <http://planning.lacity.org> by clicking on the "Environmental" tab, then "Notice of Preparation & Public Scoping Meetings."

PROJECT LOCATION: The Project Site is located at 6250 Sunset Boulevard in the Hollywood community. The Project Site is bounded by Sunset Boulevard to the north, Leland Way to the south, commercial uses and North El Centro Avenue to the east, and commercial uses and Vine Street to the west. The Project Site is located in a highly urbanized and active area that includes commercial, restaurant, bar, studio/production, office, entertainment, and residential uses. Across Sunset Boulevard to the north there is a mix of office, commercial, residential and entertainment uses, including the Hollywood Palladium, the Sunset Media Tower (office and commercial uses), and the CBS Columbia Square Studio/Office Complex to the northeast. To the immediate east of the Project Site there is a variety of commercial development with the Sunset/Gower Studios located east of North Gower Street. To the south, southwest, and southeast of the Project Site there are lower-density residential neighborhoods with a mix of single-family, bungalow, duplex, and apartment uses. Further south between Leland Way and De Longpre Avenue are facilities and parking areas associated with the Hollywood Community Hospital.

PROJECT DESCRIPTION: Essex Portfolio L.P., the Applicant, proposes to develop the 6250 Sunset Project (the Project) on an approximately 2.06 acre site located between Sunset Boulevard and Leland Way. 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. The Project would also provide an approximately 6,964 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 accessible to the public during daylight hours. Other amenities associated with the residential units include a lobby, fitness center, pool

terrace, pool, spa area, sky deck, landscaped areas, and a club house/lounge area. 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. Bicycle parking would also be provided. The total development 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 6,395 square feet of indoor amenities and lobby/leasing area) with a maximum floor-area ratio (FAR) of 3.1.

REQUESTED APPROVALS: The Project Applicant is requesting approvals for the Project that would include, but may not be limited to, the following:

- **Certification of the Environmental Impact Report** (PRC § 21082.1(c));
- **Density Bonus** to permit a 200-unit rental housing development with 5% restricted to Very Low Income Households (LAMC §12.22-A, 25(d)(1));
- **Off-menu Incentive**, or alternatively, an adjustment or variance, to permit a reduction of a Side Yard Setback (LAMC §12.22-A, 25(g)(3));
- **Zone Change and Height District Change** from C4-2D-SN to [Q]C4-2D-SN and from R4-2D to [Q]C4-2D to allow 4.5:1 FAR (LAMC § 12.32);
- **Waiver** of highway street dedication and improvements on Sunset Boulevard and Leland Way (LAMC § 12.37.A(5));
- **Lot Line Adjustment** (LAMC § 17.50);
- **Project Permit Compliance** for signage within the Hollywood Signage Supplemental Use District (LAMC §11.5.7(c));
- **Project Permit Adjustment or Exception** to the Hollywood Signage Supplemental Use District for off-site signage (LAMC §11.5.7 (e, f));
- **Site Plan Review** (LAMC § 16.50);
- **Owner Participation Agreement** for residential development in a commercial area (Hollywood Redevelopment Plan §§ 402.3, 506.3);
- **Development Agreement** between the City of Los Angeles and the Applicant; and
- Other approvals, including but not limited to construction permits and haul route permits.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics (Aesthetics, Views, Light and Glare, and Shade and Shadow), Air Quality, Cultural Resources (Historical, Archaeological, and Paleontological Resources), Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services (Fire, Police, Parks, Other Government Facilities), Recreation, and Transportation/Circulation (Traffic, Access, and Parking).

PUBLIC SCOPING MEETING: A public Scoping Meeting will be held in an open house format to receive public comment regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants, and Project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 5:00 pm and 7:00 pm to view materials, ask questions, and provide comments. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. The location, date and time of the public scoping meeting for this Project are as follows:

Date: Wednesday, July 23, 2014
Time: 5:00 pm to 7:00 pm. Arrive any time between these hours to speak one-on-one with City staff and Project consultants.

Location: Taglyan Complex
1201 N. Vine Street
Ground Level Lobby
Los Angeles, CA 90038

Free parking is available on-site to Scoping Meeting attendees and accessed from Lexington Avenue. The lobby is ADA accessible from the parking lot through the West doors.

ACCOMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling Sergio Ibarra at (213) 978-1333. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a Sergio Ibarra a (213) 978-1333.*

The enclosed materials reflect the scope of the Project (subject to change). The Environmental Review Section of the Department of City Planning welcomes and will consider all comments regarding potential environmental impacts of the Project and issues to be addressed in the EIR. All comments will be considered in the preparation of the Draft EIR. **Written comments must be submitted to this office by 4:00 pm on Monday, August 11, 2014.** Written comments will also be accepted at the public scoping meeting described above.

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) 978-1343
Email: Sergio.Ibarra@lacity.org

Michael J. Logrande
Director of Planning

Enclosures:

Regional & Vicinity Map

Aerial Photograph of Project Site & Vicinity
Proposed Site Plan
Conceptual Building Design Perspective
Scoping Meeting Location
500-foot Radius Map