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October 15, 2015

**NOTICE OF PREPARATION of a
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
And SCOPING MEETING**

CASE NO.: CPC-2015-1922-GPA-ZC-HD-CUB-SPR-DB-SPP, AA-2015-1924-PMLA, ENV-2015-1923-EIR, SCH No. 2006111135

PROJECT NAME: Sunset and Gordon Mixed-Use Project

PROJECT LOCATION/ADDRESS: (See attached Figure 1, Project Scoping Meeting Location Map.) The Proposed Project is located at 5929-5945 W. Sunset Boulevard and 1512-1540 N. Gordon Street, at the northeast corner of the intersection of Sunset Boulevard and Gordon Street in the Hollywood Redevelopment Project Area and the Hollywood Community Plan Area in the City of Los Angeles. The Project Site encompasses approximately 1.65 acres (approximately 72,154 sf) of land area and includes Lots 12, 13, 14, 15, and 16 of the Bagnoli Tract No. 2 (Assessor Parcel No. (APN) 5545-009-035), the west 50 feet of Lot 6 of the Paul and Angel Reyes Subdivision (APN 5545-009-031), and Lots 17, 18, and 19 of the Bagnoli Tract No. 2 (APNs 5545-009-005, 5545-009-006, 5545-009-007) (Project Site).

COMMUNITY PLANNING AREA: Hollywood Community Plan Area

COUNCIL DISTRICT: 13 - Garcetti

DUE DATE FOR PUBLIC COMMENTS: November 16, 2015

The City of Los Angeles, Department of City Planning will be the Lead Agency and will require the preparation of a Supplemental Environmental Impact Report ("EIR") for the project identified herein. The Department of City Planning requests your comments as to the scope and content of the Draft Supplemental EIR. The Draft Supplemental EIR is a supplement to an EIR prepared under the direction of the Community Redevelopment Agency of the City of Los Angeles (CRA/LA), which was certified by CRA/LA on October 18, 2007 (EIR No. SCH 2006111135). This NOP reflects a shift in lead agency from the CRA/LA to the City of Los Angeles Department of City Planning. The project description, location, and the potential environmental effects are set forth below.

Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft Supplemental EIR. The purpose of the Scoping Meeting is to receive input from the public as to what areas the Supplemental EIR should study. No decisions about the project are made at the Scoping Meeting. **THIS IS NOT THE REQUIRED PUBLIC HEARING FOR MUNICIPAL CODE ENTITLEMENT REQUESTS**, which will be scheduled after preparation of the Supplemental EIR.

A copy of the Initial Study prepared for the project is not attached but is available for public review at the Department of City Planning, 200 North Spring Street, Room 621, Los Angeles, CA 90012. A copy of the Initial Study prepared for the project is not attached but may be viewed on line at <http://planning.lacity.org/> by clicking on the "Environmental" tab, then "Notice of Preparation & Public Scoping Meetings."

PROJECT DESCRIPTION: In September 2008, the City of Los Angeles approved the Sunset and Gordon Mixed-Use Project ("Approved Project") for the development of an approximately 324,901 square-foot, 260 foot tall mixed-use development with 305 multi-family residential units, approximately 40,000 square feet of creative office space, approximately 13,500 square feet of retail (including 8,500 square feet of restaurant uses), and an approximately 21,177 square foot public park. (Case No. CPC-2007-GPA-ZC-HD-CU-CUB-ZV-ZAA-SPR-SPE-SPP, approved by the Los Angeles City Council on August 6, 2008, Council File 08-1509 and Ordinance 180,094, effective September 13, 2008.)

The Applicant proposes to modify the Approved Project to allow for the development of 299 residential apartment units, including 284 market rate units and 15 affordable housing units at the "very low" income level (5% of total units), approximately 47,243 square feet of commercial space comprised of approximately 38,440 square feet of office space, 5,064 square feet of ground floor restaurant space and 3,739 square feet of ground floor retail space (including up to a 2,000 square foot coffee shop), and a 18,962 square-foot public park (the "Modified Project"). The Modified Project will include a 22-story structure consisting of an 18-floor residential tower above a four-level above-grade podium structure with three levels of subterranean parking, three levels of above-grade parking, and a new automated steel parking structure above the third above-grade parking level containing two levels of parking. The Modified Project will provide 352 residential parking spaces and 76 commercial parking spaces (for a total of 428 parking spaces). In total, the Modified Project will contain approximately 324,693 square feet of floor area.

REQUESTED PERMITS/APPROVALS: It is anticipated that the approvals for the Modified Project would include, but may not be limited to:

- 1) General Plan Amendment to the Hollywood Community Plan from High Medium Density Residential to Regional Center Commercial for the portion of the Project Site located at 1528 through 1540 North Gordon Street (Lots 17, 18, and 19 of Bagnoli Tract No. 2) (collectively, the "R4 Parcels");
- 2) Zone Change from the (T)(Q)C2 Zone to the C2 Zone for the portion of the Project Site located at 5929, 5933-5937, 5939, 5945 West Sunset Boulevard and 1512, 1516 and 1522 North Gordon Street (Lots 12-14 of Bagnoli Tract No. 2, Lot FR6 of the Paul and Angel Reyes Subdivision, Lots 15-16 of Bagnoli Tract No. 2) (collectively the "C2 Parcels") and from the (T)(Q)R4 Zone (the R4 Parcels) to the C2 Zone across the entire Project Site;
- 3) Height District change from Height Districts -2D (on the C2 Parcels) and zones -1VL (on the R4 Parcels) to Height District -2D across the entire Project Site. The proposed "D" Limitation will provide for the following across the entire Project Site:
 - a) the total allowable floor area for the entire site not to exceed approximately 324,693 square feet (4.5:1 FAR), in lieu of the 6:1 FAR otherwise permitted in Height District 2;
 - b) the density to no more than 299 dwelling units; and
 - c) the mixed-use building height to approximately 250 feet, (total of 22-stories);

The Project also requires the following:

- 1) Confirmation of compliance with Affordable Housing Reduced Parking Option 1 for all residential units;
- 2) An Affordable Housing On-Menu Incentive to allow a 20% decrease in the total open space requirement;
- 3) A Conditional Use Permit to allow sale of a full line of alcohol (with the option to instead be beer/wine) for on-site consumption within an approximately 5,064 square foot restaurant space;

- 4) Project Permit Compliance for one Supergraphic Sign in conformance with applicable regulations of the Hollywood Signage Supplemental Use District Ordinance 176172 including participation in a sign reduction program;
- 5) Site Plan Review;
- 6) A Preliminary Parcel Map for the following: (a) a merger of the subject property into one lot; (b) one podium airspace for signage, (c) a limited airspace encroachment over Gordon Street for one canopy to be allowed by revocable permit, and (d) limited dedication and mergers over portions of Gordon Street and Sunset Boulevard;
- 7) Certification of the Supplemental EIR (to existing EIR SCH NO. 2006111135);
- 8) Permits for demolition, excavation, shoring, grading, haul route, foundation, building, and tenant improvements; and
- 9) Other permits and approvals as to be requested or as deemed necessary.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Geology/Soils, Greenhouse Gas Emissions, Land Use/Planning, Noise, Population/Housing, Public Services (Fire, Police, Recreation & Parks, Schools), Transportation/Traffic, Public Utilities/Service Systems (Water, Wastewater, Energy Use, Solid Waste) and Mandatory Findings of Significance.

SCOPING MEETING: The public Scoping Meeting will be held on Thursday, October 29, 2015 from 6:00 p.m. to 8:00 p.m. at the location below. The purpose of the Scoping Meeting is to solicit public comments regarding issues to be addressed in the Draft Supplemental EIR. The Department of City Planning is holding an open house format scoping meeting. City staff and project representatives will be available, but no formal presentation is scheduled, no public testimony will be taken, and no decisions will be made. The Scoping Meeting will provide information regarding the proposed Modified Project and the anticipated scope of analyses to be contained in the Draft Supplemental EIR.

The Date, Time, and Location of the scoping meeting for the EIR are as follows:

Date: Thursday, October 29, 2015

Time: 6:00 p.m. to 8:00 p.m.

Location: Emerson College, 5960 W. Sunset Boulevard, Los Angeles, CA 90028

The Department of City Planning encourages all interested individuals and organizations to attend this meeting, but attendance is not mandatory to submit comments and no verbal comments or public testimony will be taken at this open house meeting. All written comments will be considered in the preparation of the Supplemental EIR.

The enclosed materials reflect the scope of the Modified Project, which is located in an area of interest to you and/or the organization you represent. The Initial Study is available for public review by contacting the Department of City Planning at the address and/or e-mail provided below.

Written comments must be submitted to this office by November 16, 2015.

Please direct your responses to:

Blake Lamb [Blake.Lamb@lacity.org]
Department of City Planning
200 N. Spring Street, Room 621
Los Angeles, CA 90012

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 scoping meeting 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. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the scoping meeting by calling Darlene Navarrete at [\(213\) 978-1332](tel:2139781332).

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. Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.

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 Darlene Navarrete a [\(213\) 978-1332](tel:2139781332).

Michael J. LoGrande
Director of City Planning



Blake Lamb, City Planner

Enclosures
Figure 1. Project and Scoping Meeting Location Map

