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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

MICHAEL J. LOGRANDE  
DIRECTOR  
(213) 978-1271  
LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274  
JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
<http://planning.lacity.org>

September 4, 2015

NOTICE OF PREPARATION  
ENVIRONMENTAL IMPACT REPORT  
AND PUBLIC SCOPING MEETING

**CASE NO.:** ENV-2015-2448-EIR

**PROJECT NAME:** SunWest Project

**PROJECT APPLICANT:** Metropolitan View Properties, LP

**PROJECT LOCATION/ADDRESS:** 5509 - 5529 West Sunset Boulevard; 1505 - 1535 North Western Avenue; and 5518 West Harold Way, Los Angeles, California, 90028

**COMMUNITY PLANNING AREA:** Hollywood Community Plan

**COUNCIL DISTRICT:** 13

**DUE DATE FOR PUBLIC COMMENTS:** 4:00 p.m., October 5, 2015

**SCOPING MEETING DATE:** September 17, 2015

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Los Angeles' intent, as Lead Agency, to prepare an EIR for this Project, which is located in an area of interest to you and/or the organization or agency you represent. This EIR will be prepared by outside consultants and submitted to the Department of City Planning, Environmental Analysis Section, for independent review and certification.

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 that is germane to your agency's statutory responsibilities in

connection with the Proposed Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

A Scoping Meeting will be held to receive input from the public as to what areas 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 are set forth in this document. 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 EIR.

**The Scoping Meeting is in an open house format. THIS IS NOT THE REQUIRED PUBLIC HEARING FOR MUNICIPAL CODE ENTITLEMENT REQUESTS that will be scheduled after the completion of the EIR.** The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012. A copy of the Initial Study prepared for the Project is not attached but 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 approximately 2.2 acre Project site is located on the west side of Western Avenue between Sunset Boulevard and Harold Way in the Hollywood Community Plan Area of the City. The Project site is currently developed with a 26,457-square-foot commercial/retail building, covered storage areas, and 105 surface parking spaces. The existing land use designation for the Project site is Highway Oriented Commercial. The site is zoned C2-1 (Commercial Zone, Height District 1). The Project site also falls within the boundaries of the Vermont/Western Transit Oriented Development Specific Plan (Station Neighborhood Area Plan). The Project site is located within the commercial/retail corridor along Sunset Boulevard. Land uses in the immediate Project site area include multi-family residential to the north; a mix multi-family residential and commercial to the east; commercial to the south; and commercial, hotel, and multi-family residential to the west.

**PROJECT DESCRIPTION:** The Project includes demolition of the existing 26,457-square-foot commercial/retail building on the Project site and development of the site with a mixed-use building, including 5 stories of residential apartments above a podium level, 33,980 square feet of general commercial land uses (including 32,990 square feet of ground-floor retail and a 990 square-foot leasing office), and two levels of subterranean parking. The Project includes 293 dwelling units – 105 studios, 110 1-bedroom units, and 78 2-bedroom units. Of the 293 dwelling units, 15 units would be very-low-income units. The maximum height of the building would reach approximately 80 feet.

**REQUESTED PERMITS/APPROVALS:** In order to implement the Project, the Project Applicant is requesting approval of the following discretionary actions from the City: 1) Project Permit Compliance for consistency with the Vermont/Western Transit Oriented District Specific Plan (SNAP); 2) Site Plan Review for a project creating more than 50 residential units; 3) Pursuant to LAMC 12.22-A.25(c), a 21 percent density bonus of which 6.0 percent would be set aside for very-low-income households. The Project Applicant is requesting one On-Menu Affordable Housing Incentive to allow an increase in the FAR to 3.3:1 in lieu of the maximum 3:1 as limited in the Vermont/Western Transit Oriented District Specific Plan (SNAP); 4) Project Permit Adjustment to allow a 10-foot high Pedestrian Throughway in lieu of the 12-foot height limit as required in the Vermont/Western Transit Oriented District Specific Plan SNAP; 5) Project Permit Adjustment to allow an increase in height of less than 10 percent of the height limitation, resulting to a maximum height of 80 feet in lieu of the 75-foot height limit in the Vermont/Western Transit Oriented District Specific Plan (SNAP); and 6) Master Conditional Use Permit (CUP) for on-site sale and consumption of a full line of alcoholic beverages at two

restaurants and off-site sale and consumption of a full line of alcoholic beverages at a planned grocery store.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Based on the Initial Study prepared for the Project, the Project could potential result in significant impacts related to the following environmental issues: Aesthetics, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Hydrology and Water Quality, Public Services, Transportation/Traffic, and Utilities and Service Systems.

**PUBLIC SCOPING MEETING:** A public scoping meeting in an **open house format** will be held 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:** September 17, 2015

**Time:** 5:00 p.m. to 7:00 p.m.  
Arrive any time between 5:00 p.m. – 7:00 p.m. to speak one-on-one with City staff and Project consultants.

**Location:** First Presbyterian Church  
170 N. Gower Street  
Hollywood, CA 90028

The enclosed materials reflect the scope of the project (subject to change). The Department of City Planning welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 p.m., October 5, 2015.** Written comments will also be accepted at the public scoping meeting described above.

Please direct your responses to:

**Mail:** Srimal Hewawitharana  
Environmental Analysis Section  
Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

**Email:** [smiral.hewawitharana@lacity.org](mailto:smiral.hewawitharana@lacity.org)

**ACCOMMODATIONS:** 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 los 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

*KAREN HOO for*

Srimal Hewawitharana  
Environmental Specialist, EIR Unit, Environmental Analysis Section

*Enclosures*

Vicinity Map  
Aerial Photograph  
Conceptual Site Plan  
500-foot Radius Map

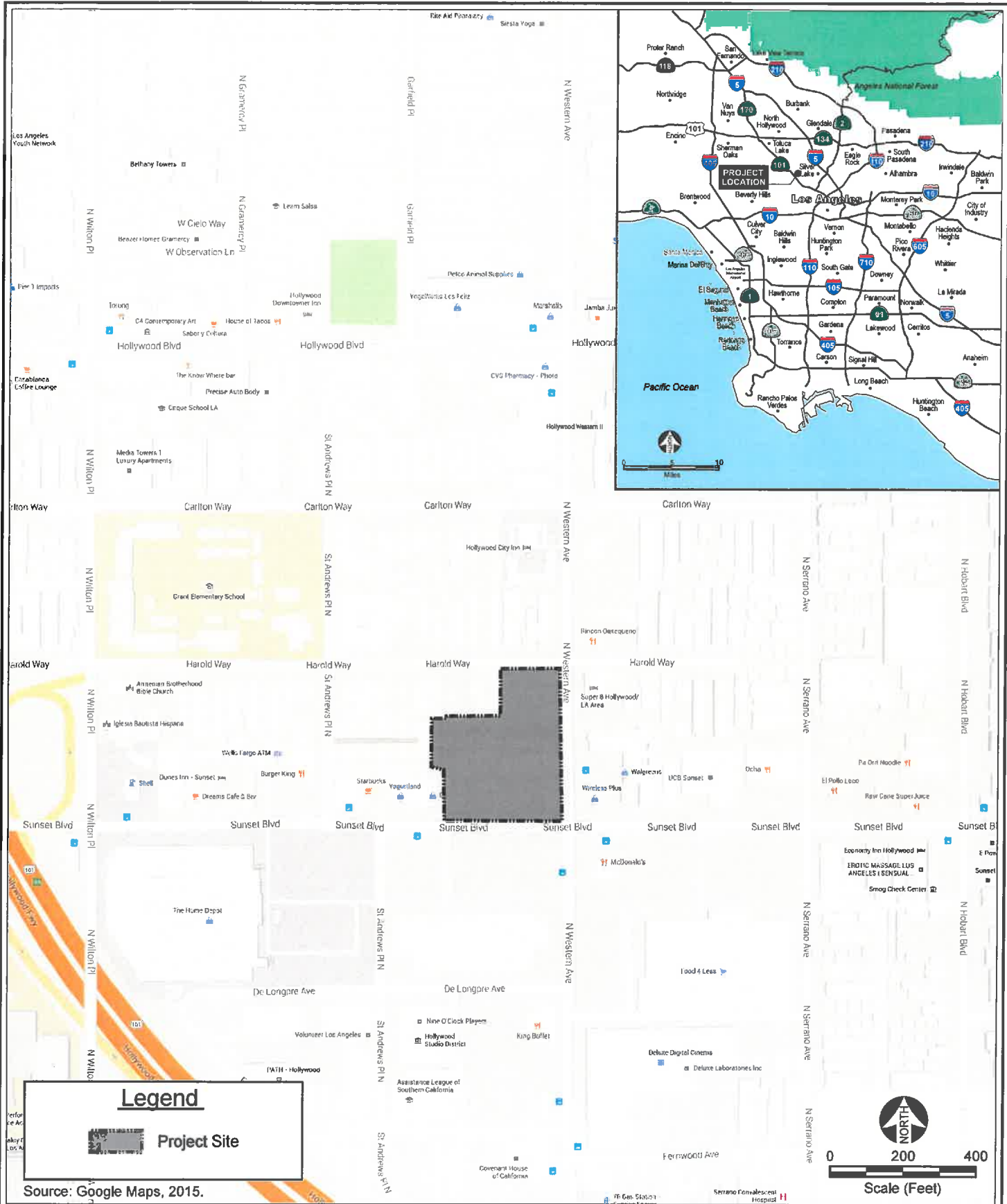




Figure 2  
Aerial Photo of the Project Site



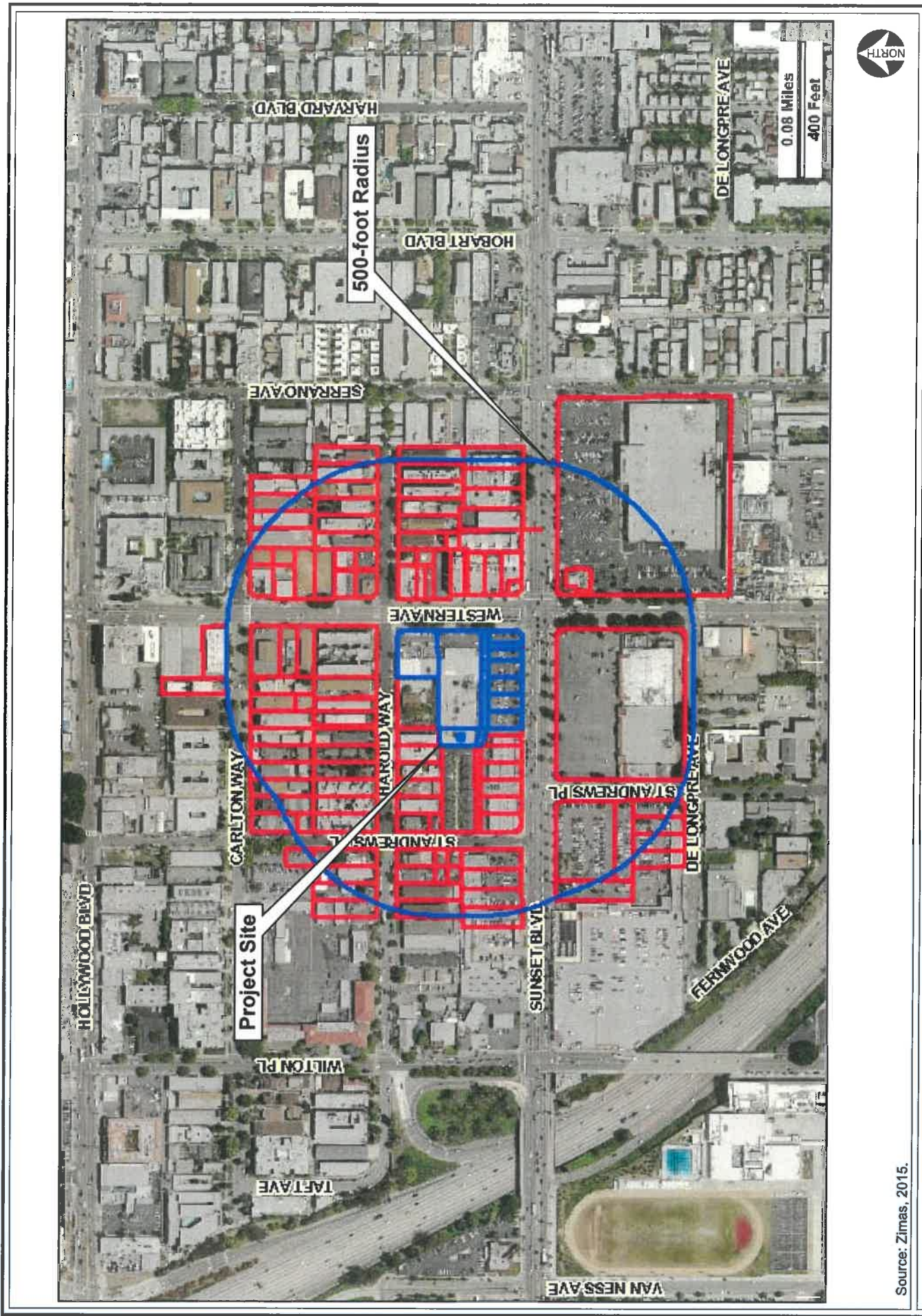


Figure 4  
500 Foot Radius Map

Source: Zimas, 2015.