



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

August 19, 2021

ENVIRONMENTAL CASE NO.:	ENV-2017-1084-EIR
STATE CLEARINGHOUSE NO.:	2017061075
PROJECT NAME:	5420 Sunset
PROJECT APPLICANT:	5420 Sunset Boulevard LP, LLC
PROJECT ADDRESS:	5420–5450 W. Sunset Boulevard, 1418–1440 N. Western Avenue, 1441 N. Serrano Avenue, Los Angeles, CA 90027
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	13—O’Farrell
PUBLIC COMMENT PERIOD:	August 19, 2021–October 4, 2021

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the proposed 5420 Sunset Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION:

The Project proposes the development of a new mixed-use project (the Project) on a 6.75-acre site located at 5420 Sunset Boulevard (the Project Site) within the Hollywood Community Plan and Vermont/Western Station Neighborhood Area Specific Plan (Specific Plan) areas of the City of Los Angeles (City). The Project would replace an existing grocery store, vacant commercial space, fast-food restaurant, and associated parking areas within the Project Site with a new mixed-use development consisting of 735 multi-family residential units and up to 95,000 square feet of neighborhood-serving commercial uses, including market/retail and restaurant uses. The proposed uses would be provided within four buildings that would be up to six stories with a maximum height of 75 feet.

The proposed uses would be supported by approximately 1,419 vehicle parking spaces that would be distributed throughout the Project Site in two subterranean parking levels and in one at-grade parking level. A total of approximately 548 bicycle parking spaces would be provided within the Project Site and on adjacent sidewalks. The Project would include residential lobbies and leasing offices, pools, spas, and other recreational facilities. The Project would provide approximately 96,800 square feet of open space, including landscaped courtyards, a public plaza fronting Sunset Boulevard, and landscaped paseos at the ground level that would be publicly accessible from Sunset Boulevard. Overall, the Project would remove approximately 100,796 square feet of existing floor area and construct up to 882,250 square feet of new floor area, resulting in an increase of 781,454 square feet of net new floor area within the Project Site. The Floor Area Ratio (FAR) on the Project Site would be a maximum of 3 to 1. To provide for the Project, the

existing grocery store, vacant commercial space, fast-food restaurant, and associated surface parking areas would be demolished.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to on-site noise during construction and on-site vibration during construction (pursuant to the threshold for human annoyance). Cumulative impacts with respect to off-site construction noise would also be significant and unavoidable. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

The Draft EIR and the documents referenced in the Draft EIR are available for public review during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. **by appointment only**, at City Planning offices located at 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012. Please contact the Staff Planner listed below to schedule an appointment.

The Draft EIR is available online at the Department of City Planning’s website at <https://planning.lacity.org/development-services/eir>. The Draft EIR can be purchased on CD-ROM for \$5.00 per copy by contacting the Staff Planner listed below. Copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Hollywood Regional Branch Library, 1623 North Ivar Avenue, Los Angeles, CA 90028
- 3) Will and Ariel Durant Branch Library, 7140 West Sunset Boulevard, Los Angeles, CA 90046
- 4) Cahuenga Branch Library, 4591 Santa Monica Boulevard, Los Angeles, CA 90029
- 5) Los Feliz Branch Library, 1874 Hillhurst Avenue, Los Angeles, CA 90029

Coronavirus (COVID-19) Update

The Department of City Planning recognizes the unprecedented nature of COVID-19, and having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications and study updates to our community plans and citywide policies. As a result of the Mayor’s Safer at Home Order issued March 19, 2020, some of the previous means to access materials at libraries are no longer available to all residents or interested parties. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access.

If you are unable to access digital copies of the Draft EIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the Draft EIR and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments. The Draft EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact Polonia Majas at (213) 847-3625 to purchase copies.

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **Monday, October 4, 2021, no later than 4:00 P.M.**

Please direct your comments to:

Mail: Polonia Majas
City of Los Angeles, Department of City Planning
221 N. Figueroa Street Suite 1350
Los Angeles, CA 90012

E-mail: polonia.majas@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Polonia Majas
Major Projects Section
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213-847-3625

Puede obtener información en Español llamando al (213) 847-3625