



5420 Sunset Project

Environmental Case: ENV-2017-1084-EIR
State Clearinghouse No. 2017061075

Project Location: 5420–5450 West Sunset Boulevard, 1418–1440 North Western Avenue, and 1441 North Serrano Avenue, Los Angeles, California 90027

Community Plan Area: Hollywood Community Plan, Vermont/Western Station Neighborhood Area Specific Plan

Council District: 13—O’Farrell

Project Description: The Project proposes 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 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 548 bicycle parking spaces, in excess of the 387 spaces required by the Specific Plan, 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. In addition, the Project would meet the required open space area as set forth by the Los Angeles Municipal Code and Specific Plan by providing approximately 96,800 square feet of open space, including landscaped courtyards, a public plaza fronting Sunset Boulevard, Western Avenue, 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 :1.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Eystone Environmental

APPLICANT:

5420 Sunset Boulevard LP, LLC

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