



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 1,409 vehicle parking spaces that would be distributed throughout the Project Site in two subterranean parking levels and in one at grade parking level. As required by the Specific Plan, 387 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. 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 91,606 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 882,246 square feet of new floor area, resulting in an increase of 781,450 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:

Eyestone Environmental, LLC

APPLICANT:

5420 Sunset Boulevard LP, LLC

Table of Contents

	<u>Page</u>
I. INTRODUCTION	I-1
II. RESPONSES TO COMMENTS.....	II-1
A. Introduction.....	II-1
B. Matrix of Comments Received on the Draft EIR.....	II-2
C. Comment Letters.....	II-7
III. REVISIONS, CLARIFICATIONS, AND CORRECTIONS TO THE DRAFT EIR	III-1
IV. MITIGATION MONITORING PROGRAM	IV-1

List of Appendices

Appendix FEIR-1	Draft EIR Comment Letters
Appendix FEIR-2	Project Health Risk Assessment
Appendix FEIR-3	PeMS Raw Data Vehicle Counts
Appendix FEIR-4	Trip Generation Comparison
Appendix FEIR-5	EMFAC2017 Output File
Appendix FEIR-6	Revised Transportation Memo
Appendix FEIR-7	Revised Noise Calculations

List of Figures

<u>Figure</u>	<u>Page</u>
<u>Revised</u> Figure II-4	Conceptual Site Plan—Ground Level and P1 Level..... III-13
<u>Revised</u> Figure II-5	Conceptual Site Plan—2nd Level Floor Plan (Lower Podium Level) III-14
<u>Revised</u> Figure II-6	Conceptual Site Plan—3rd Level Floor Plan (Upper Podium Level) III-15
<u>Revised</u> Figure II-7	Conceptual Site Plan—P2 Level III-16
<u>Revised</u> Figure II-8	Conceptual Site Plan—P3 Level III-17
<u>Revised</u> Figure II-9	Conceptual Building Sections III-18
<u>Revised</u> Figure II-10	Conceptual Building Elevations..... III-19
<u>Revised</u> Figure II-11	Pool Courtyard (Buildings 1 and 2) Conceptual Landscape Plan—Ground Level Streetscape III-23
<u>Revised</u> Figure II-12	Paseo Level 2 (Buildings 3 and 4) Conceptual Landscape Plan—Level 2 Courtyards III-24
<u>Revised</u> Figure II-13	Roof Terrace-Conceptual Landscape Plan—Level 3 Pool and Courtyards III-25
Figure II-14	Level 6 Sky Deck III-26

List of Tables

<u>Table</u>	<u>Page</u>
Table II-1	Matrix of Comments Received on the Draft EIR II-2
<u>Revised</u> Table II-1	Summary of Existing and Proposed Floor Area ^a III-11
<u>Revised</u> Table II-2	Summary of Proposed Vehicle Parking III-28
<u>Revised</u> Table IV.F-13	Estimated Noise Levels from Mechanical Equipment III-36
<u>Revised</u> Table IV.F-14	Outdoor Use Analysis Assumptions..... III-37
<u>Revised</u> Table IV.F-15	Estimated Noise Levels from Outdoor Uses III-38
<u>Revised</u> Table IV.F-16	Estimated Noise Levels from Parking Facilities III-38
<u>Revised</u> Table IV.F-17	Estimated Noise Levels from Loading Dock and Trash Compactor III-40
<u>Revised</u> Table IV.F-20	Composite Noise Impacts..... III-41
<u>Revised</u> Table IV.G-3	Project Percentage Share of 2017–2026 Growth (2016– 2040 RTP/SCS)..... III-43
<u>Revised</u> Table IV.G-4	Project Percentage Share of 2017–2026 Growth (2020– 2045 RTP/SCS)..... III-43
<u>Revised</u> Table IV.G-5	Estimate of Project Net Employees III-45
<u>Revised</u> Table IV.G-6	Cumulative Population and Housing Impacts (2016– 2040 RTP/SCS)..... III-46
<u>Revised</u> Table IV.G-7	Cumulative Population and Housing Impacts (2020– 2045 RTP/SCS)..... III-47
<u>Revised</u> Table IV.H.5-2	LAMC Section 12.21-G—Open Space Required and Provided by the Project..... III-51
<u>Revised</u> Table IV.K.1-4	Estimated Project Water Demand III-57
<u>Revised</u> Table IV.K.2-3	Estimated Project Wastewater Generation III-60