



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

December 1, 2020

ENVIRONMENTAL CASE NO.:	ENV-2020-1930-EIR
PROJECT NAME:	Sunset + Wilcox Project
PROJECT APPLICANT:	6450 Sunset Owner, LLC
PROJECT ADDRESS:	1440, 1420, 1424, 1426, 1428, 1432, 1432½, 1434, 1436, 1438, 1450, 1452, and 1454 North Wilcox Avenue; 6450, 6460, and 6462 West Sunset Boulevard; 1413, 1417, 1419, 1425, 1427, 1433, 1435, 1439, 1441, 1443, 1445, and 1447 North Cole Place; and, 6503 De Longpre Avenue, Los Angeles, California 90028
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	13—O'Farrell
PUBLIC COMMENT PERIOD:	December 1, 2020—December 31, 2020
SCOPING MEETING:	December 17, 2020, 5:30 p.m. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Sunset + Wilcox Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or Project alternatives to reduce potential environmental effects from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional Project details, Public Scoping Meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The Project Site consists of 10 contiguous lots at 1440, 1420, 1424, 1426, 1428, 1432, 1432 ½, 1434, 1436, 1438, 1450, 1452, and 1454 North Wilcox Avenue; 6450, 6460, and 6462 West Sunset Boulevard; 1413, 1417, 1419, 1425, 1427, 1433, 1435, 1439, 1441, 1443, 1445, and 1447 North Cole Place; and, 6503 De Longpre Avenue, Los Angeles, California 90028 in the Hollywood Community Plan Area of the City. The Project Site is bound by Sunset Boulevard to the north, Cole Place to the east, De Longpre Avenue to the south, and Wilcox Avenue to the west. (**See attached Project Location Map.**)

The Project Site is currently developed with three buildings and surface parking. The existing buildings on the Project Site comprise approximately 26,261 square feet of floor area consisting of a one-story, 16,932-square-foot commercial building along Sunset Boulevard and Wilcox Street/Cole Place, a one-story, 4,446-square-foot commercial building along Wilcox Street, and a two-story, 4,883-square-foot commercial building along Cole Place and De Longpre Avenue. The Project Site is relatively flat with limited ornamental landscaping.

PROJECT DESCRIPTION: The Project includes the development of a 15-story commercial building with a total floor area of 445,218 square feet consisting of 431,032 square feet of office space and 14,186 square feet of ground floor retail/restaurant space. The Project also includes the construction of an 18-foot-tall, 3,550-square-foot building to house Los Angeles Department of Water and Power (LADWP) equipment and an underground generator. The area proposed for this use would not constitute floor area as defined by the Los Angeles Municipal Code (LAMC). As part of the Project, the existing office and retail uses and associated surface parking would be demolished. Upon completion, the Project would result in a net floor area of 418,957 square feet on the Project Site and a floor area ratio (FAR) of 6:1. Additionally, the Project includes general street level tenant/site identification and visitor directional signage as permitted by the LAMC.

The Project would provide a total of 1,291 vehicular parking spaces, including 1,286 vehicular parking spaces for the proposed office and retail/restaurant uses and five vehicular parking spaces adjacent to the LADWP equipment building. Parking for the office and retail/restaurant uses would be provided within three subterranean levels, at-grade parking, a small parking mezzanine, and two full floor fully-enclosed, mechanically ventilated above-grade levels. The five additional vehicular parking spaces would be provided in a small surface parking area adjacent to the LADWP equipment building. Although not required to provide open space per the LAMC, the Project would provide a variety of private open space areas totaling 61,449 square feet, of which 32,077 square feet which would comply with the LAMC open space requirements. The total covered outdoor spaces not counted towards the floor area, as defined in LAMC Section 12.03, would be approximately 1,800 square feet on the ground level. As such, to provide a conservative analysis of the Project’s environmental impacts, the excluded areas would count towards the Project’s total floor area when analyzing environmental impacts, or a total floor area of 445,218 square feet consisting of 431,032 square feet of office space and 14,186 square feet of retail/restaurant space.

The following table identifies the proposed uses for the Project for environmental impact analysis purposes:

Proposed Uses	
Proposed Uses	Floor Area (sf)
<i>Commercial Land Uses</i>	
Office	431,032 sf
Retail/Restaurant	14,186
Total Commercial	445,218 sf
<i>Open Space</i>	
Total Open Space	61,449 sf

PROJECT ENTITLEMENTS: The Applicant requests the following entitlements from the City of Los Angeles:

1. Pursuant to LAMC Section 12.32-F, a Height District Change for the Project Site to change the Project Site’s Height Districts No. 1XL and No. 2D to No. 2;
2. Pursuant to LAMC Section 12.24-U.14, a Conditional Use Permit for a Major Development;
3. Pursuant to LAMC Sections 12.24-W.1 a Master Conditional Use Permit for the sale and dispensing of alcoholic beverages for on-site and off-site consumption for three restaurants;
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development that results in an increase of 50,000 square feet or more of non-residential floor area or generates more than 1,000 average daily trips;

5. Pursuant to LAMC Section 11.5.14-D and 11.5.7-C, a Project Permit Compliance Review for Project signage in the Hollywood Signage Supplemental Use District;
6. Pursuant to LAMC Section 17.15 and 17.03, a Vesting Tentative Tract Map No. 83088 to merge a 2,275 square-foot portion of Wilcox Avenue into the Project Site, merge and re-subdivide the Project Site to create two ground lots and 12 airspace lots, and request to remove the five-foot dedication along the entire alley abutting the lot with APN 5546-014-014 and remove a five-foot dedication along the alley abutting the lot with APN 5546-014-01; and
7. Other discretionary and ministerial permits and approvals that are or may be required, including, but not limited to, temporary street closure permits, grading permits, excavation permits, haul route approval, street tree removal approval, foundation permits, and sign permits.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on the Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality, Cultural Resources, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Public Services (Fire Protection, Police Protection, and Library Services), Transportation, Tribal Cultural Resources, and Utilities and Service Systems (Water, Wastewater, and Energy).

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in an online format using GoToWebinar, to share information regarding the Project and the environmental review process. City staff, environmental consultants, and Project representatives will be available during this meeting which will begin with a presentation. After the Public Scoping Meeting has ended, a copy of the presentation will be posted to the Department's website at <https://planning.lacity.org/development-services/eir>. The City encourages all interested individuals and organizations to attend this meeting. Questions may be submitted via the 'Questions' chat box in the control panel, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. A separate more detailed instructions page is included in this communication. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests, will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting are as follows:

Date: December 17, 2020

Time: 5:30 P.M.

Virtual Location: Visit joinwebinar and enter webinar ID 412-612-851 and email address

FILE REVIEW AND COMMENTS: 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. As a result of the Mayor's "Safer at Home" Order issued on March 19, 2020, means to access project-related materials in-person may be limited. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <https://planning.lacity.org/development-services/eir>.

The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. Please contact the Staff Planner listed below to schedule an appointment.

The City will consider all written comments regarding the potential environmental effects of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case Number provided above, and submit them in writing by **December 31, 2020, no later than 4:00 P.M.**

Please direct your comments to:

Mail: Bradley Furuya
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: bradley.furuya@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. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: bradley.furuya@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

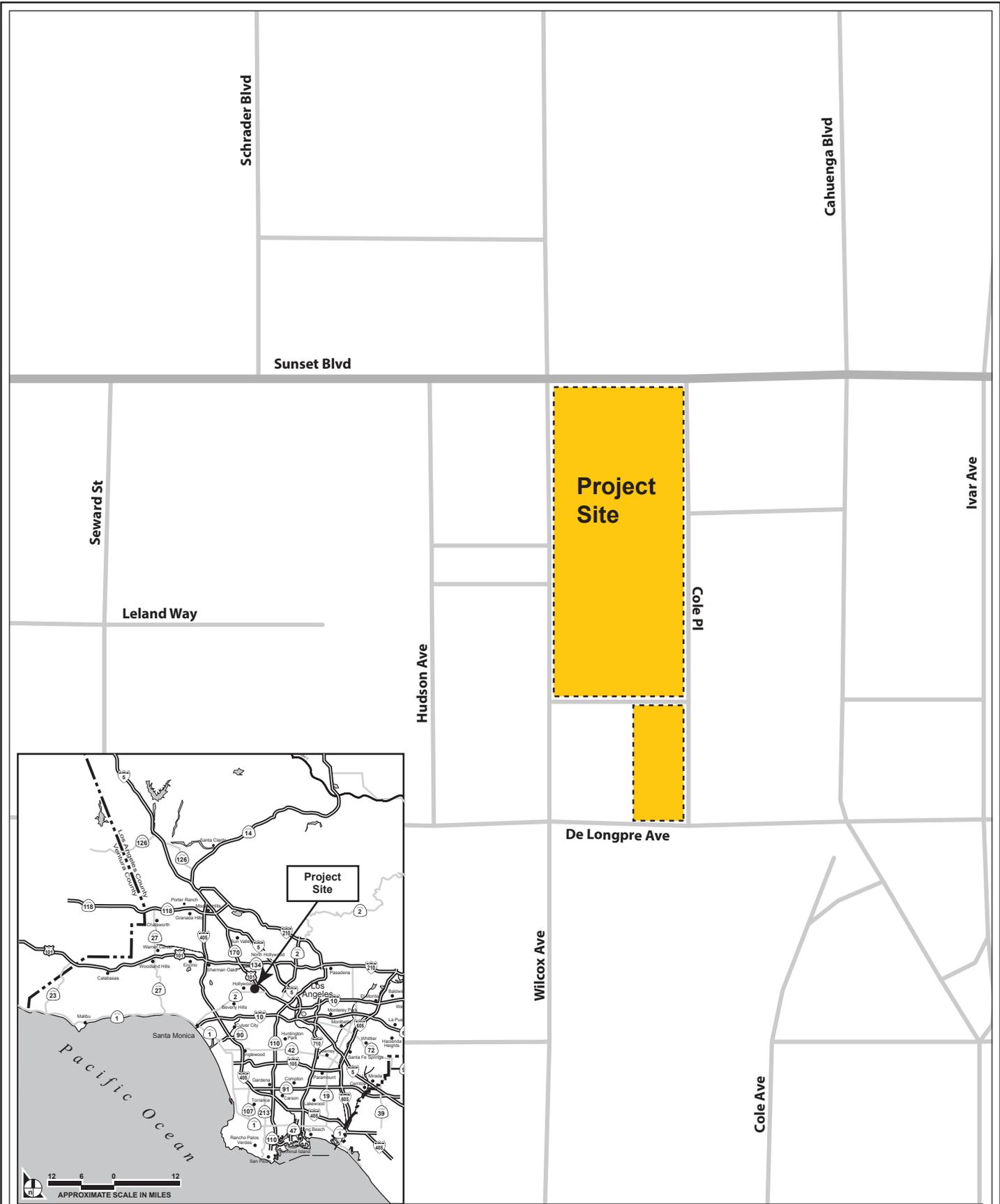
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Bradley Furuya

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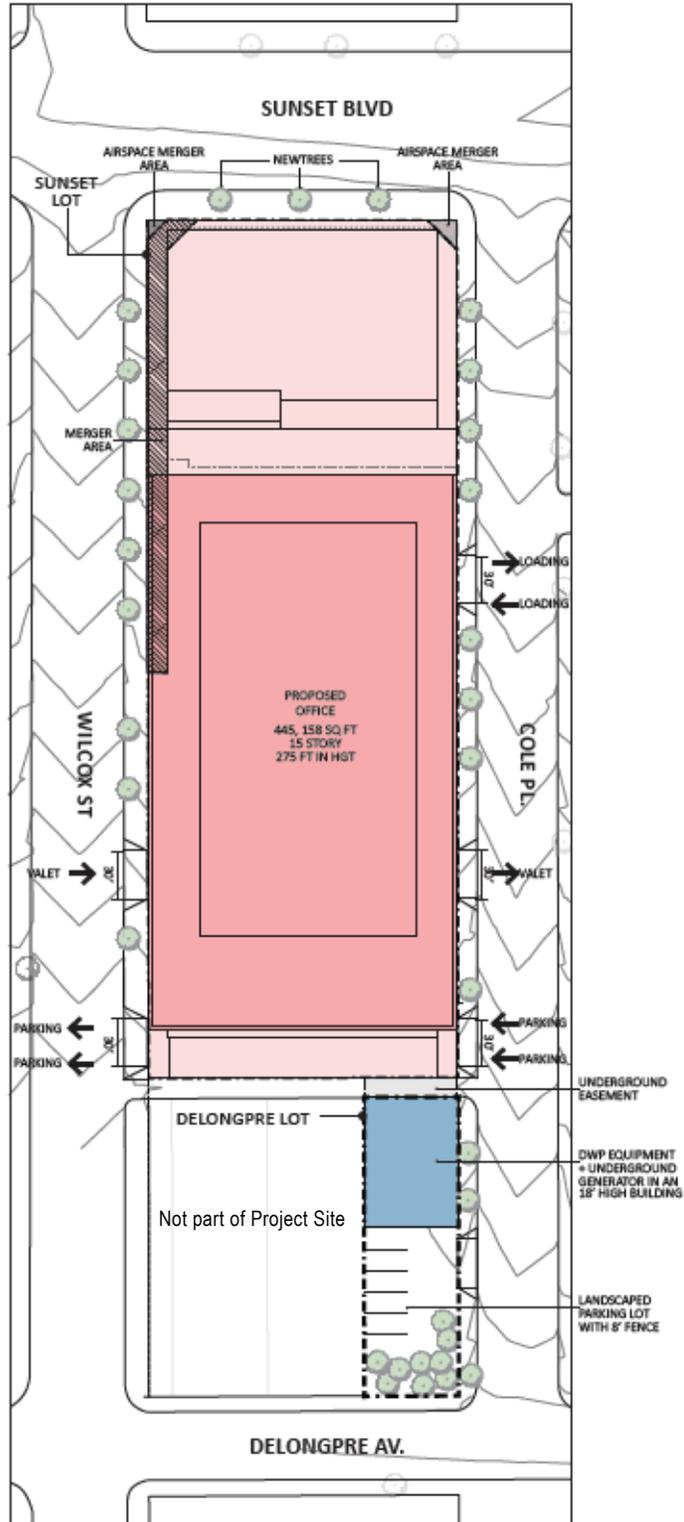
Attachments:

Project Location Map
Conceptual Site Plan
GoToWebinar Instructions



Project Location

Source: ArcGIS, 2020; Eyestone Environmental, 2020.



Conceptual Site Plan

**DEPARTMENT OF
CITY PLANNING**

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RE: GoToWebinar Instructions for the Sunset + Wilcox Project Scoping Meeting – 1440, 1420, 1424, 1426, 1428, 1432, 1432½, 1434, 1436, 1438, 1450, 1452, and 1454 North Wilcox Avenue; 6450, 6460, and 6462 West Sunset Boulevard; 1413, 1417, 1419, 1425, 1427, 1433, 1435, 1439, 1441, 1443, 1445, and 1447 North Cole Place; and, 6503 De Longpre Avenue, Los Angeles, California 90028; Case No. ENV-2020-1930-EIR

How to participate in the Virtual Public Scoping Meeting

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about the Sunset + Wilcox Project (ENV-2020-1930-EIR) and have an opportunity to provide input as to what environmental topics the Environmental Impact Report of the Project should study. For this Virtual Public Scoping Meeting we will be using GoToWebinar as our virtual platform. To participate you will need access to a computer or smartphone. Please follow the instructions below to participate. If more detailed instructions are needed please visit: <https://support.goto.com/webinar/how-to-join-attendees>.

- 1) Click the registration link [here](#) to enter contact information and receive a confirmation email with information about joining the webinar.
- 2) Join the meeting via your computer, tablet or smartphone. You may use the link in your confirmation email or go to joinwebinar.com and enter webinar ID 412-612-851.
- 3) Listen to the presentation.
- 4) Ask Questions: Use the 'Questions' chat box in the control panel of GoToWebinar.
- 5) Submit Public Comment after the meeting. Please follow instructions on the Notice of Preparation.

Note: If you experience any technical difficulties during the meeting:

- Type in the 'Questions' chat box,
- Click the hand raise button (if using a computer),
- Or contact us at bradley.furuya@lacity.org.