



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

June 16, 2022

ENVIRONMENTAL CASE NO.:	ENV-2020-1930-EIR
STATE CLEARINGHOUSE NO.:	2020120005
PROJECT NAME:	Sunset + Wilcox Project
PROJECT APPLICANT:	6450 Sunset Owner, LLC
PROJECT ADDRESS:	1420, 1424, 1426, 1428, 1432, 1432½, 1434, 1436, 1438, 1440, 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:	June 16, 2022–August 1, 2022

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 Sunset + Wilcox 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 is a commercial development containing office and restaurant uses proposed on an approximately 73,903 square-foot (1.7-acre) site comprised of 10 contiguous lots along North Wilcox Avenue, West Sunset Boulevard, North Cole Place, and De Longpre Avenue (Project Site) in the Hollywood Community Plan Area of the City of Los Angeles (City). The Project Site is currently occupied with approximately 26,261 square feet of office and retail uses and associated surface parking. The Project includes the development of a 15-story commercial building with a total floor area of 443,418 square feet consisting of 431,032 square feet of office space and 12,386 square feet of ground floor restaurant space. To provide a conservative environmental analysis, the outdoor eating area adjacent to the ground floor restaurant space is assumed to count as floor area, resulting in a total floor area of 445,218 square feet, including 431,032 square feet of office space and 14,186 square feet of restaurant space. The Project also proposes a Los Angeles Department of Water and Power (LADWP) equipment area that would include electrical distribution equipment and emergency generators within the De Longpre Avenue portion of the Project Site (De Longpre Lot). The area proposed for this use would not constitute floor area as defined by Los Angeles Municipal Code Section 12.03. 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 increase in floor area of 418,957 square feet on the Project Site and a floor area ratio (FAR) of 6:1.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable Project-level impacts related to on-site and off-site construction noise, on-site construction vibration (pursuant to the threshold for building damage and

human annoyance), and off-site construction vibration (pursuant to the threshold for human annoyance). Implementation of the Project would also result in significant cumulative impacts that cannot be feasibly mitigated related to off-site construction noise and off-site construction vibration (pursuant to the threshold for human annoyance). All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

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.

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 planning staff listed below. Copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West 5th Street, Los Angeles, CA 90071
- 2) Frances Howard Goldwyn – Hollywood Regional Library, 1623 Ivar Avenue, Los Angeles, CA 90028
- 3) Will & Ariel Durant Branch Library, 7140 West Sunset Boulevard, Los Angeles, CA 90046

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 and the documents referenced in the Draft EIR are available for public review **by appointment only**, at City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012. If you are unable to access project materials, or wish to schedule an appointment, please contact the project planner for the project, James Harris at (213) 978-1241 or james.harris@lacity.org.

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 **no later than 4:00 P.M. August 1, 2022.**

Please direct your comments to:

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

E-mail: james.harris@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning

James Harris

James Harris
Major Projects Section
Department of City Planning
(213) 978-1241

Puede obtener información en Español llamando al (213) 847-3637