



FINAL ENVIRONMENTAL IMPACT REPORT

Sunset + Wilcox Project

Environmental Case: ENV-2020-1930-EIR
State Clearinghouse No. 2020120005

Project Location: 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

Project Description: The Project is a new commercial development containing office and restaurant uses proposed on an approximately 73,903-square-foot (1.70-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. However, for conservative environmental analysis purposes, the EIR assumes the outdoor eating area adjacent to the ground floor restaurant space would 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 includes a Los Angeles Department of Water and Power (LADWP) equipment area that would include electrical distribution equipment and emergency generators within the Cole Place and De Longpre Avenue portion of the Project Site (De Longpre Lot). Specifically, on the north side of the De Longpre Lot an approximately 18-foot-tall, 3,550-square-foot enclosure would be constructed to house new electrical equipment, building life safety generator, tenant back-up generators, and switchgear with adjacent exterior LADWP transformer yard surrounded by a protective 8-foot high fence with landscaped enhancements. The area proposed for this use would not constitute floor area as defined by Los Angeles Municipal Code (LAMC) 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 floor area ratio (FAR) of 6:1. The Project would include 1,179 vehicular parking spaces, including five vehicular parking spaces provided within a small surface parking area adjacent to the LADWP equipment area. The Project would provide 61,449 square feet of private open space, of which 12,290 square feet would be landscaped.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Eyestone Environmental, LLC

APPLICANT:

6450 Sunset Owner, LLC

August 2022

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