



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

November 22, 2022

Puede obtener información en Español acerca de esta junta llamando al (213)-847-3686.

| | |
|--------------------------------|---|
| ENVIRONMENTAL CASE NO.: | ENV-2022-2377-EIR |
| PROJECT NAME: | CMNTY Culture Campus |
| PROJECT APPLICANT: | CMNTY Culture Campus |
| PROJECT ADDRESS: | 6749, 6751, 6755, 6757, 6767 West Sunset Boulevard, 1518, 1520, 1522, 1526, 1530, 1530 ½, 1532, 1534, 1536, 1538 North Highland Avenue, 1505, 1507, 1509, 1511 North McCadden Place, and 1533, 1533 ½, 1539 North McCadden Place, Los Angeles, CA 90028 |
| COMMUNITY PLAN AREA: | Hollywood Community Plan |
| COUNCIL DISTRICT: | 13-O'Farrell |
| PUBLIC COMMENT PERIOD: | November 22, 2022 – December 22, 2022 |
| SCOPING MEETING: | December 7, 2022, 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 CMNTY Culture Campus 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 impacts 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, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES:

The Project Site contains approximately 82,011 square feet (1.88 acres) of lot area and is generally bounded by Selma Avenue to the north, McCadden Place to the east, Sunset Boulevard to the south, and Highland Avenue to the west. The Project Site is identified by the street addresses identified above and Assessor Parcel Numbers (APNs): 5547-020-019, 5547-020-041, 5547-020-046, and 5547-020-047.

The Project Site is not included on a list of hazardous materials sites compiled pursuant to California section 65962.5. (See attached Project Location Map)

The Project Site is currently occupied with a two-story, 24,114-square-foot shopping center with one subterranean parking level; a single-story, 16,370-square-foot commercial nursery; a single-story, 21,795-square-foot private school; a single-story, 5,612-square-foot private school building, and associated surface parking areas. See Table 1, Existing Uses, below.

Existing Uses to be Removed

| Existing Uses | Sizes |
|------------------|------------------|
| Land Uses | |
| Shopping Center | 24,114 sf |
| Nursery | 16,370 sf |
| Private School | 27,407 sf |
| Total | 67,891 sf |

PROJECT DESCRIPTION:

The CMNTY Culture Campus Project (Project) is a new mixed-used commercial campus geared toward the entertainment and creative industries. The Project would be located within an 82,011-square-foot (1.88-acre) site at the northeast corner of the intersection of Sunset Boulevard and Highland Avenue at 6767 West Sunset Boulevard (Project Site) in the Hollywood Community Plan area of the City of Los Angeles (City). The Project would include the development of a new 503,520-square-foot building comprised of approximately 443,170 square feet of creative office space; 5,330 square feet of retail/restaurant space; and 55,020 square feet of commercial space anticipated to be occupied by recording and production studio and ancillary uses, including an auditorium and live performance venue. The proposed uses would be allocated throughout the new building, which would consist of two interconnected towers—a 12-story tower and a 14-story tower constructed with four shared floors. The maximum height of the taller of the two interconnected towers would be 285 feet. In accordance with the Los Angeles Municipal Code (LAMC), the Project would provide 1,000 vehicular parking spaces within six subterranean parking levels. The Project would remove 10 of the 12 non-protected street trees and remove six non-protected on-site trees and replace them with 39 street trees. Approximately 367,000 cubic yards of export would be hauled from the Project Site. The existing buildings totaling approximately 67,891 square feet would be demolished to accommodate the Project. Additionally, the Project proposes to merge the existing alley that runs through the south end of the Project Site into the Project Site, increasing the lot area from 82,011 square feet to 83,920 square feet. Upon completion, the Project would result in a total floor area of up to 503,520 square feet with a floor area ratio (FAR) of 6:1.

Proposed Uses

| Proposed Uses | Maximum Sizes |
|---|-------------------|
| Commercial Land Uses | |
| Office | 443,170 sf |
| Retail/Restaurant | 5,330 sf |
| Commercial (Studio) | 55,020 sf |
| Total Commercial | 503,520 sf |
| Open Space | |
| Total Public Open Space | 28,593 sf |
| <i>*There are no open space requirements for commercial uses. However, the corner plaza and event terrace would be publically accessible.</i> | |

REQUESTED ACTIONS: Approvals required for development of the Proposed Project may include, but not limited to, the following:

1. Pursuant to LAMC Section 12.32-Q, a Vesting Zone/Height District Change from C4-2D-SN and C4-2D to C2-2-SN for portions of the Project Site with addresses of 6749 to 6767 W. Sunset Boulevard, 1518 to 1538 N. Highland Avenue, and 1505 to 1511 N. McCadden Place, and from C4-2D to C2-2 for portions of the Project Site with addresses of 1533 to 1539 N. McCadden Place.
2. Pursuant to LAMC Section 12.24-W1, a Main Conditional Use Permit for Alcohol (MCUP) to allow to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to three establishments.
3. Pursuant to LAMC Section 12.24-W18, a Conditional Use Permit for Live Entertainment (CUX) for live entertainment and dancing in connection with a 15,783-square-foot outdoor event space located on the shared fifth floor.
4. Pursuant to LAMC Section 16.05, a Site Plan Review to allow the construction of 503,520 square feet of mixed-use development containing creative office, recording and production studio and ancillary uses, a live performance venue, and accessory related uses with onsite associated parking.
5. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map for the (1) division of land to create five or more legal parcels/lots; (2) vacation and merger of an existing public alley that runs through the Project Site; (3) waiver of dedication and improvement requirements on McCadden Place and Sunset Boulevard; and (4) haul route approval.
6. Any findings that may be required under the Hollywood Redevelopment Plan and the LAMC, including the proposed development in excess of 4.5:1 FAR up to but not to exceed 6:1 FAR within the Regional Center Commercial designation.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Noise, Public Services (Fire and Police), Transportation, Tribal Cultural Resources, Utilities/Service Systems.

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in an online format using Zoom, to share information regarding the Project and the environmental review process. City staff, environmental consultants, and project representatives will be available during the meeting which will begin with a presentation followed by a Question-and-Answer session. After the Public Scoping Meeting has ended, a copy of the recorded 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. 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 7, 2022
- Time:** 5:30 p.m.
- Location:** <https://planning-lacity-org.zoom.us/j/81369682107> (Password: 437395) or by phone dial US: +1 669 900 9128 or +1 213 338 8477, and enter Webinar ID: 813 6968 2107, followed by #. If asked for Participant ID, enter #

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 enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Room 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. 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/> by clicking on the following:

The environmental file also may be available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 221 North 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.

Digital copies are also available for review at the following library locations:

- Los Angeles Central Library, Library Reference Desk, 630 West Fifth Street, Los Angeles, CA 90071
- Will and Ariel Durant Branch Library, 7140 Sunset Boulevard, Los Angeles CA 90046
- Frances Howard Goldwyn-Hollywood Regional Library, 1623 Ivar Avenue, Los Angeles CA 90028

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **Thursday, December 22, 2022 no later than 4:00 p.m.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

Mail: Rey Fukuda
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Room 1350
Los Angeles, CA 90012

E-mail: rey.fukuda@lacity.org

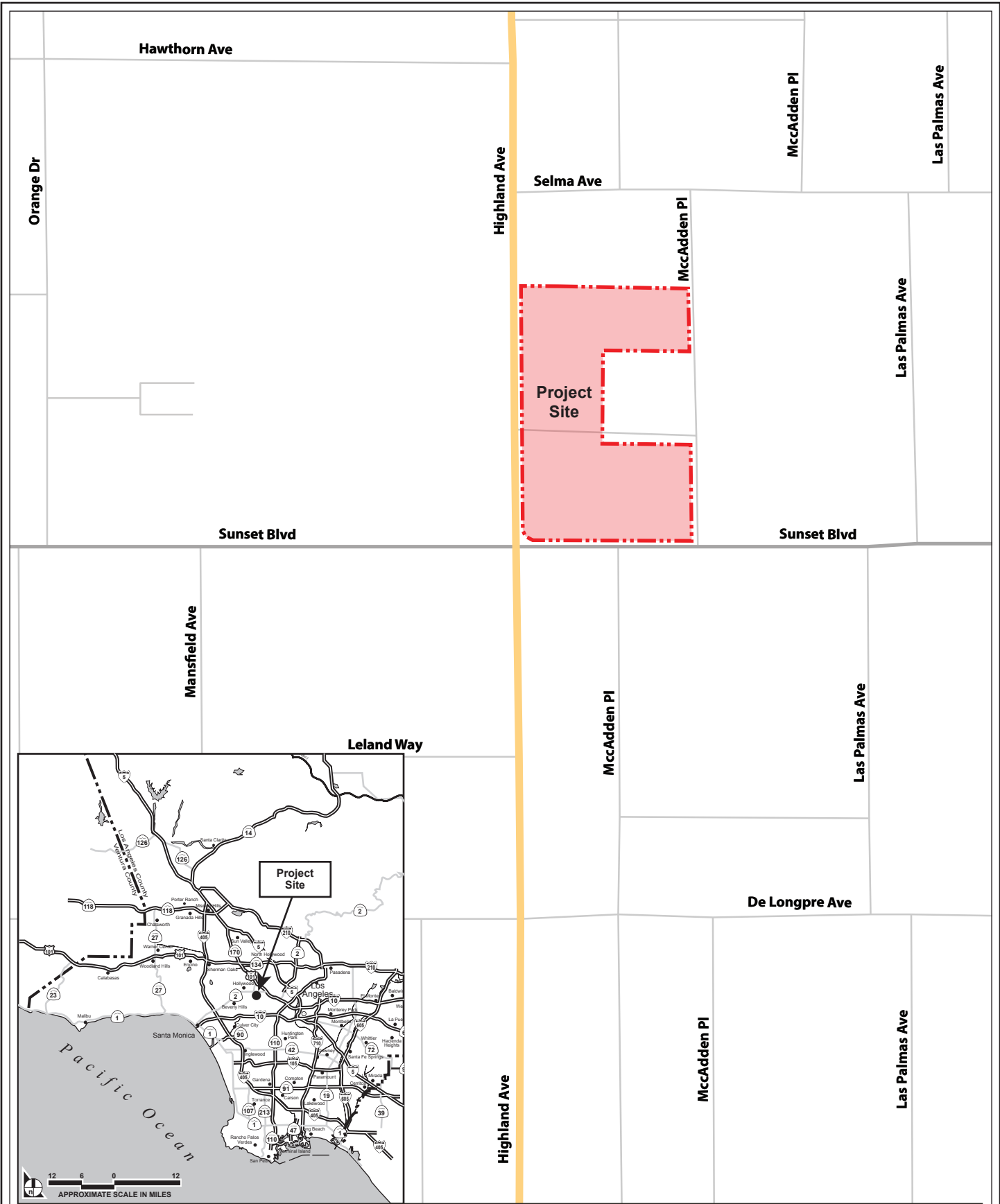
ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The Public Scoping Meeting will be held virtually. Services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@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.

VINCENT P. BERTONI, AICP
Director of Planning



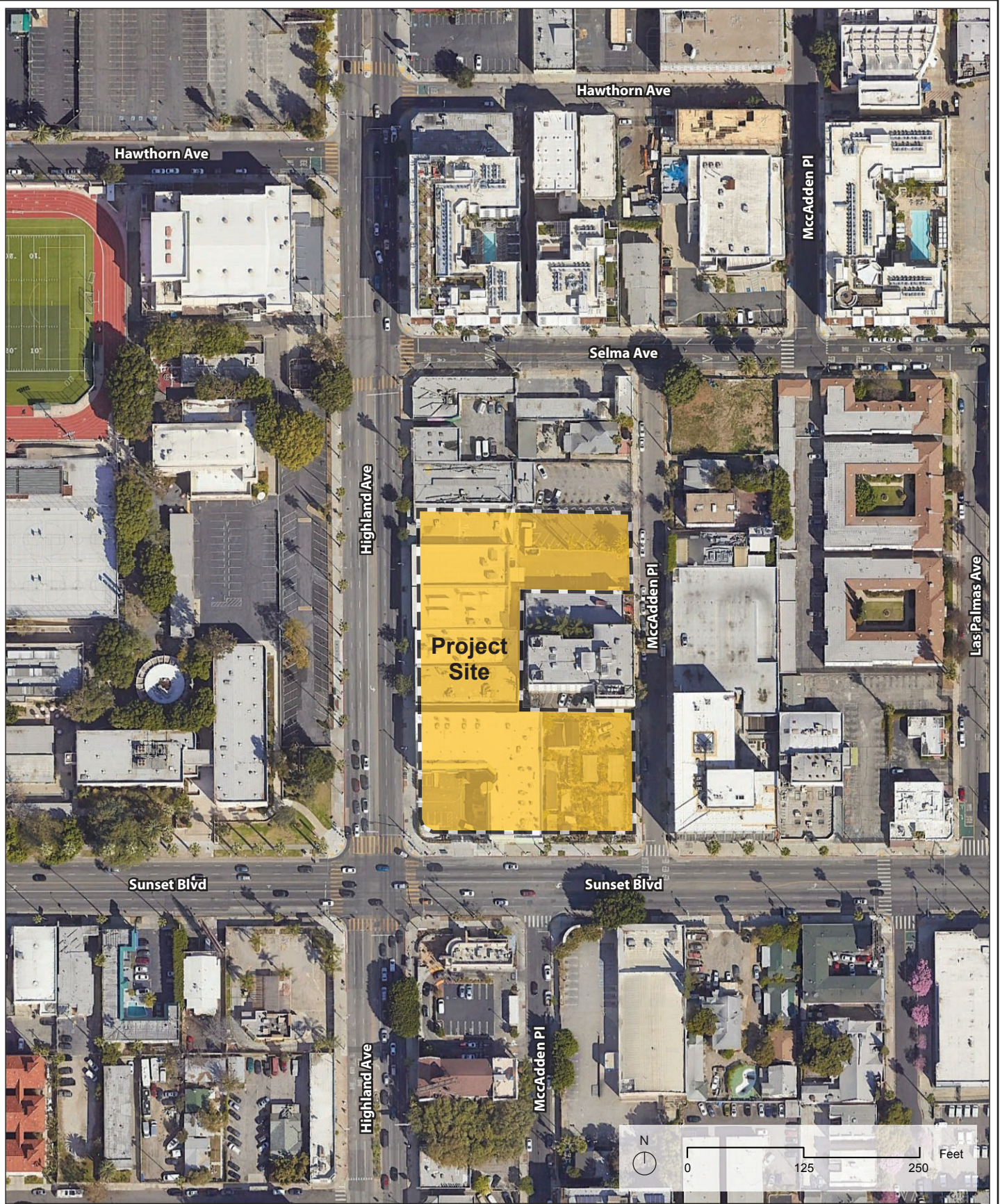
Rey Fukuda
Department of City Planning
213-847-3686

Attachments:
Project Location Map
Aerial Photograph of Project Site and Vicinity
Site Plan
Zoom Instructions

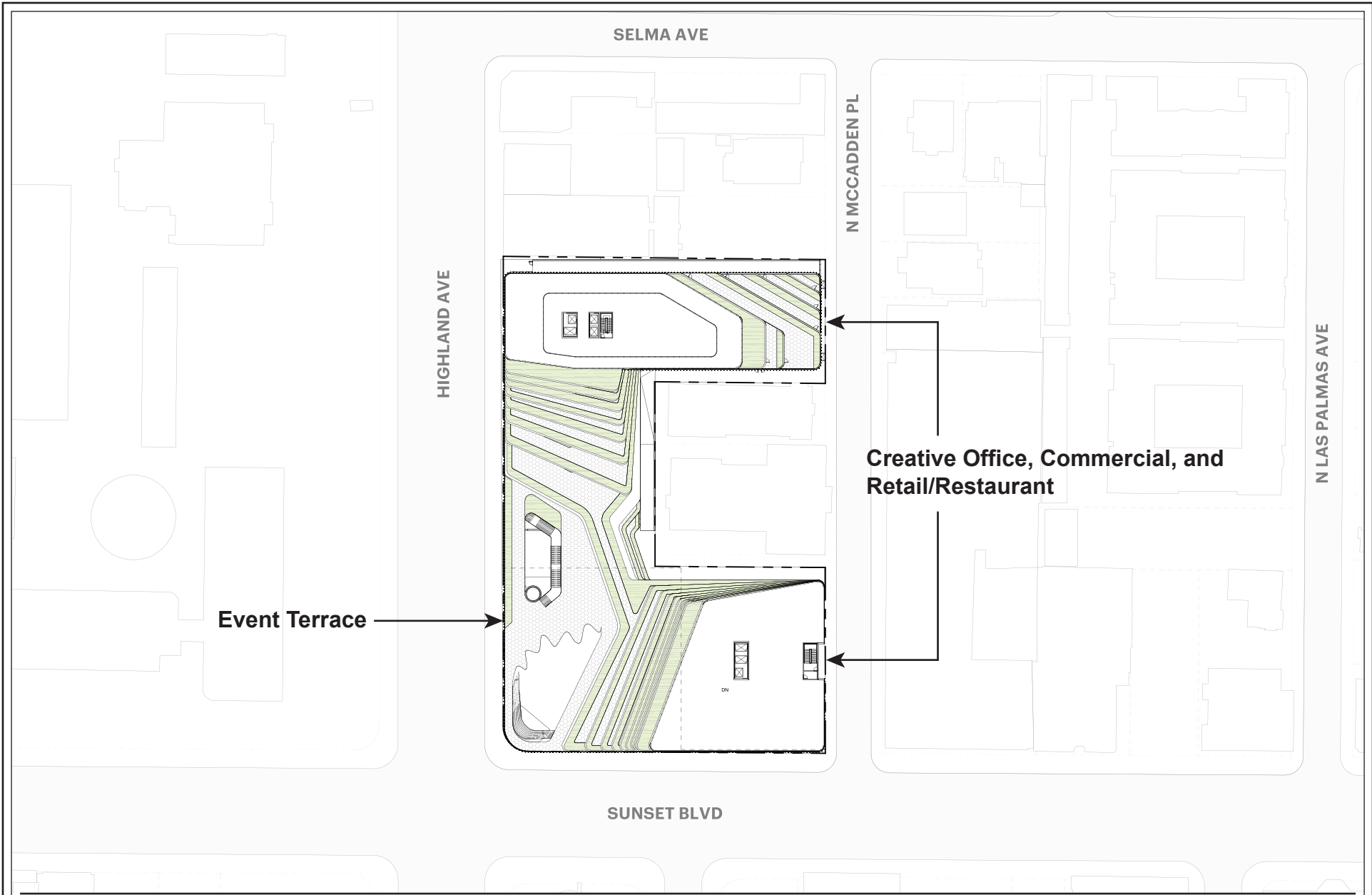


Project Location Map

Source: ArcGIS, 2022; Eyestone Environmental, 2022.



Aerial Photograph of Project Site and Vicinity



Event Terrace

Creative Office, Commercial, and Retail/Restaurant

SELMA AVE

HIGHLAND AVE

N MCCADDEN PL

N LAS PALMAS AVE

SUNSET BLVD

CMNTY Culture Campus Site Plan

Source: HKS, Inc., 2021.

**DEPARTMENT OF
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DEPUTY DIRECTOR

RE: Zoom Meeting Instructions for the CMNTY Culture Campus Project Scoping Meeting - 6749, 6751, 6755, 6757, 6767 West Sunset Boulevard, 1518, 1520, 1522, 1526, 1530, 1530 ½, 1532, 1534, 1536, 1538 North Highland Avenue, 1505, 1507, 1509, 1511 North McCadden Place, 1533, 1533 ½, 1539 North McCadden Place, Los Angeles, CA 90028 (Case No. ENV-2022-2377-EIR).

Puede obtener información en Español acerca de esta junta llamando al (213)-847-3686.

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 CMNTY Culture Campus Project (ENV-2022-2377-EIR) and have an opportunity to ask questions about the Project as well as 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 Zoom as our virtual platform. To participate you will need access to a computer, tablet, smartphone, or a telephone. Please follow the instructions below to participate.

- 1) Join the meeting via your computer, smartphone or tablet. You may use the link on this Notice of Preparation or go to zoom.us and enter webinar ID **813 6968 2107** followed by #. When prompted for a participant ID, please press #.
- 2) Or, join the meeting via phone dial: US: +1 669 900 9128 or +1 213 338 8477, and when prompted, enter the webinar ID followed by #. When prompted for a participant ID, please press #.
- 3) Listen to the presentation.
- 4) Ask Questions: After the presentation has ended, raise your hand (or press *9 on your phone). Staff will call out each person wishing to speak and will unmute you for the duration of your comment or question.
- 5) Submit Public Comment after the meeting to Department of City Planning staff through regular mail or e-mail. Please follow instructions on the Notice of Preparation.

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

Click the hand raise button (if using a computer) or press *9 if using a telephone.