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**NOTICE OF AVAILABILITY TO ADOPT  
A SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT**

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a Sustainable Communities Environmental Assessment (SCEA) to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the SCEA to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

**Project Title:** Sunset and Everett Project; ENV-2023-5529-SCEA

**Project Location:** 1185, 1187, 1193, 1195, 1197, 1201, 1205, 1207, 1211, 1215, 1221, 1225, 1229, 1233, 1239, 1243, 1245, 1247 W. Sunset Boulevard and 917 N. Everett Street, Los Angeles, CA 90026

**Project Description:** The Sunset and Everett Project (the "Project") encompasses a Project area of approximately 107,100 square feet (2.459 acres), prior to any dedications (the "Project Site"). The Project Site is vacant of all structures and contains 6,000 square feet of asphalt. Aragon (Sunset/Everett) Properties Corporation (the "Applicant") proposes the construction of a mixed-use residential and commercial development with 327 residential units that include 41 Very Low Income affordable units and approximately 9,462 square feet of ground-floor commercial space for a total floor area of 321,300 square feet, resulting in a Floor Area Ratio (FAR) of 3:1. The Project would consist of two buildings as follows: 1) Building A, located along Sunset Boulevard, would be seven stories with have a maximum building height of 91 feet as measured from grade and 85 feet as measured from Plumb Height; 2) Building B, located at the corner of Sunset Boulevard and Everett Street, would be seven stories with have a maximum height of 86 feet as measured from grade and 81.5 feet as measured from Plumb Height. The Project would provide 24,540 square feet of open space, consisting of indoor amenities, roof decks, courtyards, and balconies, and 17,025 square feet of other open space not included in the common open space calculation for a total of 41,565 square feet of open space. The Project would include 13 studio units, 230 one-bedroom units, 79 two-bedroom units, and 5 three-bedroom units. Six of the units on the ground floor along Sunset Boulevard in Building A would be live/work units. The Project would provide 263 on-site parking spaces at one subterranean, one partially subterranean, and one at-ground/ and above-grade levels to be shared amongst all of the uses on the Project Site. Vehicular access to the structured parking would be provided via two stop-controlled driveways and one signalized driveway. In addition, the Project would provide 183 bicycle parking spaces (21 short-term and 162 long-term), located on the first and second levels within two rooms accessible from the parking garage.

**Schedule:** The City of Los Angeles will receive comments on the Sustainable Communities Environmental Assessment beginning March 14, 2024 and ending April 13, 2024. The City of

