



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

October 9, 2024

Stephanie Escobar
City Planning Associate
City of Los Angeles, City Planning Department
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RE: SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT FOR THE
SUNSET VINE—SV2 PROJECT (ENV-2021-10589-SCEA) DATED SEPTEMBER 25,
2024, STATE CLEARINGHOUSE NUMBER [2024091024](#)

Dear Stephanie Escobar,

The Department of Toxic Substances Control (DTSC) received a Sustainable Communities Environmental Assessment (SCEA) for the Sunset Vine—SV2 Project (Project). The Project includes the development of a new 201,134-square-foot, eight story mixed-use building with a maximum height of approximately 98 feet. The new mixed-use building would include 170 new residential units (26 of which would be reserved for very low-income households and 8 for low-income units for a total of 34 affordable units) in addition to 16,680 square feet of ground-floor commercial space within a 75,938-square-foot (1.74 acres) site located in the Hollywood Community Plan area of the City of Los Angeles. The Project site is currently developed with a 19-story tower located at the corner of Vine Street and Sunset Boulevard. This site is comprised of a one-story commercial building fronting on Sunset Boulevard occupied by one restaurant space; a two-story commercial building along Sunset Boulevard occupied by

two restaurant spaces; a two-story vacant commercial building (formerly Morgan Camera Shop) along Sunset Boulevard; a one-story vacant commercial building fronting on Vine Street; a one-story vacant commercial building fronting on Leland Way; and a one story vacant duplex building on Leland Way. As part of the Project, the two commercial buildings fronting Sunset Boulevard, the one-story vacant commercial building fronting on Vine Street, the one-story vacant commercial building fronting on Leland Way, and the one-story vacant duplex on Leland Way would be demolished. The Project would retain the existing nineteen-story tower located at the corner of Vine Street and Sunset Boulevard and the former Morgan Camera Shop building. After reviewing the Project, DTSC recommends and requests consideration of the following comments:

1. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).
2. In the Phase I Environmental Site Assessment, Section 8.0 Conclusions and Recommendations it states: "Due to the date of the onsite buildings between 1911 and 1961, it is recommended that asbestos and lead surveys be conducted by a certified asbestos and lead consultants prior to renovation or demolition of the subject buildings". DTSC concurs with this statement and has the following comment: If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys

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should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's PEA Guidance Manual](#).

DTSC appreciates the opportunity to comment on the SCEA for the Sunset Vine—SV2 Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



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cc: (via email)

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