



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

Public Resources Code Section 21092 and California 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 Vine—SV2 Project; ENV-2021-10589-SCEA

**Project Location:** 6260–6290 West Sunset Boulevard, 1460–1480 North Vine Street, and 6251–6165 Leland Way, Los Angeles, CA, 90028

**Project Description:** 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 reserved for Low Income units for a total of 34 affordable units) and 16,680 square feet of ground-floor commercial space within a 75,938-square-foot (1.74 acre) site located in the Hollywood Community Plan (Community Plan) area of the City of Los Angeles (City). The Project Site is currently developed with a 19-story tower located at the corner of Vine Street and Sunset Boulevard with 64 live-work units and 9,263 square feet of ground floor retail; 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. The Project would provide a total of 284 new parking spaces within two screened above grade parking levels and two subterranean parking levels. In addition, a total of 24,997 square feet of open space would be provided throughout the Project Site. Upon completion of the Project, total Project Site development, including existing uses to remain, would be 284,909 square feet of floor area with a site-wide floor area ratio (FAR) of 3.88:1.

**Schedule:** The City of Los Angeles will receive comments on the SCEA beginning September 26, 2024, and ending October 27, 2024. The City of Los Angeles, as lead agency, will make a determination on the project following a Hearing Officer public hearing and City Planning Commission hearing, to be scheduled.

Copies of the SCEA and all documents referenced in the SCEA are available on the Department of City Planning's website at <https://planning.lacity.gov/development-services/environmental-review/scea>. You may contact Stephanie Escobar at [stephanie.escobar@lacity.org](mailto:stephanie.escobar@lacity.org) or (213) 978-1492 to schedule an appointment to review the case file.

Signature: Stephanie Escobar Date: September 23, 2024