



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

March 11, 2021

ENVIRONMENTAL CASE NO.:	ENV-2018-177-EIR
STATE CLEARINGHOUSE NO.:	2018051043
PROJECT NAME:	1111 Sunset
PROJECT APPLICANT:	1111 Sunset Boulevard, LLC
PROJECT ADDRESS:	1111 and 1115 West Sunset Boulevard, Los Angeles, CA 90012
COMMUNITY PLAN AREA:	Central City North
COUNCIL DISTRICT:	1— Gilbert Cedillo
PUBLIC COMMENT PERIOD:	March 11, 2021 to April 26, 2021

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed 1111 Sunset Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the DEIR, information regarding the availability of the DEIR for public review, and the timeframe for submitting comments on the DEIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION:

The 1111 Sunset Project is a new mixed-use development proposed on a 272,918-square-foot (6.27-acre) site. The Project proposes two development scenarios—the Mixed Use Development Scenario and the No-Hotel Development Scenario. Regardless of the development scenario, the Project would comprise a maximum of 994,982 square feet of floor area. Under the Mixed Use Development Scenario, up to 737 residential units (including up to 76 restricted affordable housing units) would be constructed with up to 180 hotel rooms, up to 48,000 square feet of office space, and up to 95,000 square feet of general commercial floor area are proposed. Under the No Hotel Development Scenario, a maximum of up to 827 residential units (including up to 76 restricted affordable housing units) would be constructed along with up to 48,000 square feet of office space, and up to 95,000 square feet of general commercial floor area. The additional residential units (under the No-Hotel Development Scenario) would replace the 180 hotel rooms proposed by the Mixed Use Development Scenario and would be located in the same building. Under either development scenario, the proposed uses would be built above a screened six-level parking podium, which would be partially below grade and partially above grade within four primary structures, including two residential towers (referred to as Tower A and Tower B), a hotel/residential tower (referred to herein as the Sunset Building), and a commercial building that could contain office, retail, restaurant, and parking uses (referred to herein as the Courtyard Building). Separate from the four primary structures, three low-rise, non-residential structures would be oriented towards Sunset Boulevard and Beaudry Avenue. In addition, a portion of the proposed residential uses would be provided in low-rise residential buildings (not part of the residential towers) dispersed throughout the eastern and southern portions of the Project Site around the base of the two residential towers. Under either development scenario, implementation of the Project would require the removal of the existing vacant buildings within the Project Site that together comprise

approximately 114,600 square feet. The existing Elysian apartment building, which is located on the Project Site, but not a part of the Project, would remain.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the DEIR, the Project would result in significant unavoidable impacts related to regional air quality during construction; on-site and off-site noise sources during construction; and vibration from on-site and off-site construction with respect to the significance threshold for human annoyance. In addition, the following cumulative impacts would be significant: regional air quality impacts during construction; construction noise impacts from on-site and off-site noise sources; and vibration impacts associated with off-site construction, pursuant to the significance threshold for human annoyance. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

Coronavirus (COVID-19) Update

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 and study updates to our community plans and citywide policies. As a result of the Mayor's Safer at Home Order issued March 19, 2020, some of the previous means to access materials at libraries are no longer available to all residents or interested parties. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access.

The DEIR is available online at the Department of City Planning's website at <https://planning.lacity.org/development-services/eir>. The DEIR can be purchased on CD-ROM for \$5.00 per copy by contacting the planning staff listed below.

If you are unable to access digital copies of the DEIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the DEIR and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

The DEIR and the documents referenced in the DEIR are available for public review, **by appointment only**, at City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012. Please contact the Staff Planner listed below to schedule an appointment.

If you wish to submit comments following review of the DEIR, please reference the Environmental Case No. above, and submit them in writing by **no later than 4:00 P.M. Monday, April 26, 2021.**

If you are unable to access project materials, or wish to schedule an appointment, please contact the project planner for the project, Kathleen King at (213) 847-3624 or kathleen.king@lacity.org.

Please direct your comments to:

Mail: Kathleen King
City of Los Angeles, Department of City Planning
221 N. Figueroa Street Suite 1350
Los Angeles, CA 90012

E-mail: kathleen.king@lacity.org **Case Number:** Case Number: ENV-2018-177-EIR

VINCENT P. BERTONI, AICP
Director of Planning



Kathleen King
Major Projects Section
Department of City Planning
(213) 847-3624

***Puede obtener información en Español acerca de esta junta llamando al
(213) 847-3656.***