



1111 Sunset Project

Environmental Case: ENV-2018-177-EIR
State Clearinghouse No. 2018051043

Project Location: 1111 and 1115 West Sunset Boulevard, Los Angeles, CA 90012

Community Plan Area: Central City North

Council District: 1—Cedillo

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), 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 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.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

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APPLICANT:

1111 Sunset Boulevard, LLC

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Table of Contents

	<u>Page</u>
I. EXECUTIVE SUMMARY	I-1
II. PROJECT DESCRIPTION	II-1
III. ENVIRONMENTAL SETTING	III-1
A. Overview of Environmental Setting	III-1
B. Related Projects	III-4
IV. ENVIRONMENTAL IMPACT ANALYSIS	IV.A-1
A. Air Quality.....	IV.A-1
B. Cultural Resources.....	IV.B-1
C. Energy.....	IV.C-1
D. Geology and Soils	IV.D-1
E. Greenhouse Gas Emissions.....	IV.E-1
F. Hazards and Hazardous Materials	IV.F-1
G. Hydrology and Water Quality	IV.G-1
H. Land Use and Planning.....	IV.H-1
I. Noise.....	IV.I-1
J. Population, Housing, and Employment	IV.J-1
K.1 Public Services—Fire Protection.....	IV.K.1-1
K.2 Public Services—Police Protection	IV.K.2-1
K.3 Public Services—Schools	IV.K.3-1
K.4 Public Services—Parks and Recreation.....	IV.K.4-1
K.5 Public Services—Libraries	IV.K.5-1
L. Transportation	IV.L-1
M. Tribal Cultural Resources.....	IV.M-1
N.1 Utilities and Service Systems—Water Supply and Infrastructure	IV.N.1-1
N.2 Utilities and Service Systems—Wastewater.....	IV.N.2-1
N.3 Utilities and Service Systems—Energy Infrastructure	IV.N.3-1

	<u>Page</u>
V. ALTERNATIVES	V-1
A. Alternative 1: No Project/No Build	V-16
B. Alternative 2: Zoning-Compliant Alternative	V-31
C. Alternative 3: Office Campus Alternative.....	V-70
D. Alternative 4: Retail and Residential Mixed Use Alternative.....	V-106
E. Alternative 5: Reduced-Density Alternative	V-144
F. Alternative 6: Residential Townhomes Alternative	V-180
G. Environmentally Superior Alternative	V-215
VI. OTHER CEQA CONSIDERATIONS	VI-1
VII. REFERENCES	VII-1
VIII. ACRONYMS AND ABBREVIATIONS	VIII-1
IX. LIST OF PREPARERS	IX-1

List of Appendices

Appendix A Initial Study, NOP (Notice of Preparation), and NOP Comment Letters

Appendix A.1 Initial Study

Appendix A.2 Notice of Preparation (NOP)

Appendix A.3 NOP Comment Letters

Appendix B Protected Tree Report

Appendix C Technical Appendix for Air Quality and Greenhouse Gas Emissions

Appendix C.1 Air Quality and Greenhouse Gas Emissions Methodology

Appendix C.2 Air Quality Worksheet and Modeling Output Files

Appendix C.3 Greenhouse Gas Worksheets and Modeling Output Files

Appendix C.4 LADOT VMT Calculator Outputs

Appendix C.5 CalEEMod Outputs Alternatives 3 and 4 Operations

Appendix D Air Quality and Health Effects

Appendix E Technical Appendix for Cultural Resources

Appendix E.1 Cultural Resources Technical Report

Appendix E.2 Cultural and Paleontological Resource Evaluation and Impact Assessment

Appendix F Energy Calculations

Appendix G Technical Appendix for Geology and Soils

Appendix G.1 Geotechnical Engineering Investigation

Appendix G.2 Geology and Soils Review Letter

Appendix G.3 Geology and Soils Approval Letter

Appendix H	Technical Appendix for Hazards and Hazardous Materials
Appendix H.1	Phase I Environmental Site Assessment
Appendix H.2	Phase I Supplemental Information Letter
Appendix H.3	Oil Well Report
Appendix H.4	Methane Report
Appendix I	Water Resources Technical Report
Appendix J	Land Use
Appendix J.1	Land Use Tables—Mixed Use Development Scenario
Appendix J.2	Land Use Tables—No-Hotel Development Scenario
Appendix K	Noise Calculation Worksheets
Appendix L	Los Angeles Fire Department Response Letter
Appendix M	Los Angeles Police Department Response Letter
Appendix N	Los Angeles Unified School District Response Letter
Appendix O	Los Angeles Department of Recreation and Parks Response Letter
Appendix P	Los Angeles Public Library Response Letter
Appendix Q	Technical Appendix for Traffic
Appendix Q.1	Transportation Analysis
Appendix Q.2	Los Angeles Department of Transportation Assessment Letter
Appendix R	Tribal Cultural Resources
Appendix R.1	Tribal Cultural Resources Report
Appendix R.2	AB 52 Notification Letter and Delivery Confirmations
Appendix R.3	AB 52 Consultation Communication
Appendix S	Technical Appendix for Utilities and Service Systems
Appendix S.1	Water Supply Assessment
Appendix S.2	Utility Infrastructure Technical Report: Water, Wastewater, and Energy
Appendix T	Transportation Assessment for the Alternatives

List of Figures

<u>Figure</u>	<u>Page</u>
II-1	Project Location Map II-4
II-2	Existing Site Buildings II-6
II-3	Aerial Photograph of the Project Vicinity II-7
II-4	Conceptual Site Plan II-12
II-5	Conceptual Landscape/Open Space Plan II-17
III-1	Related Project Location Map III-12
IV.A-1	Ozone Trends IV.A-18
IV.A-2	SCAQMD SRAs IV.A-21
IV.A-3	MATES IV Total Cancer Risk for Project Area IV.A-24
IV.A-4	Air Quality Sensitive Receptors Locations IV.A-25
IV.D-1	Regional Fault Map IV.D-8
IV.D-2	Seismic Hazard Map IV.D-11
IV.F-1	Oil Wells Located in the Vicinity IV.F-25
IV.I-1	Noise Measurement Locations IV.I-13
IV.K.1-1	Fire Stations in the Vicinity of the Project Site IV.K.1-11
IV.K.2-1	Police Station Serving the Project Site IV.K.2-6
IV.K.3-1	Los Angeles Unified School District, Central Local District Boundary Map IV.K.3-5
IV.K.3-2	Schools Serving the Project Vicinity IV.K.3-7
IV.K.4-1	Parks and Recreational Facilities Within a 2-Mile Radius of the Project Site IV.K.4-12
IV.K.5-1	Libraries Serving the Project Vicinity IV.K.5-7
IV.L-1	Roadway Designations in Study Area IV.L-12
IV.L-2	Modal Priorities in Study Area IV.L-13
IV.L-3	Vehicular Project Site Access IV.L-42

<u>Figure</u>	<u>Page</u>
V-1 Alternative 2 Conceptual Site Plan	V-33
V-2 Alternative 2 Plan Overview	V-34
V-3 Alternative 3 Conceptual Site Plan	V-71
V-4 Alternative 3 Plan Overview	V-72
V-5 Alternative 4 Conceptual Site Plan	V-107
V-6 Alternative 4 Plan Overview	V-109
V-7 Alternative 5 Conceptual Site Plan	V-145
V-8 Alternative 5 Plan Overview	V-146
V-9 Alternative 6 Conceptual Site Plan	V-181
V-10 Alternative 6 Plan Overview	V-182

List of Tables

<u>Table</u>	<u>Page</u>
I-1	Summary of Impacts Under the Project I-12
II-1	Summary of Proposed Floor Area..... II-11
II-2	Required and Proposed Parking—Mixed Use Development Scenario..... II-14
II-3	Required and Proposed Parking—No-Hotel Development Scenario..... II-15
III-1	Related Projects..... III-6
IV.A-1	Ambient Air Quality Standards IV.A-3
IV.A-2	Summary of Ambient Air Quality in the Project Vicinity IV.A-22
IV.A-3	SCAQMD Air Quality Significance Thresholds..... IV.A-29
IV.A-4	Project Consistency with City of Los Angeles General Plan (Air Quality Element)..... IV.A-48
IV.A-5	Estimate of Maximum Regional Project Daily Construction Emissions (pounds per day)..... IV.A-52
IV.A-6	Estimate of Maximum Regional Project Daily Operational Emissions (Mixed Use Development Scenario)—At Project Buildout (2028)..... IV.A-53
IV.A-7	Estimate of Maximum Regional Project Daily Operational Emissions (No-Hotel Development Scenario)—At Project Buildout (2028)..... IV.A-54
IV.A-8	Estimate of Maximum Localized Daily Project Construction Emissions—Unmitigated (pounds per day)..... IV.A-59
IV.A-9	Estimate of Maximum Localized Project Daily Operational Emissions (Mixed Use Development Scenario)—At Project Buildout (2028) (pounds per day)..... IV.A-61
IV.A-10	Estimate of Maximum Localized Project Daily Operational Emissions (No-Hotel Development Scenario)—At Project Buildout (2028) (pounds per day)..... IV.A-62

<u>Table</u>	<u>Page</u>
IV.C-1	Summary of Energy Use During Project Construction IV.C-21
IV.C-2	Summary of Annual Energy Use During Project Operation..... IV.C-23
IV.E-1	Description of Identified GHGs..... IV.E-4
IV.E-2	Atmospheric Lifetimes and Global Warming Potentials..... IV.E-6
IV.E-3	California GHG Inventory (million metric tons CO _{2e}) IV.E-34
IV.E-4	Mandatory Regulatory Compliance Measures within the Climate Change Scoping Plan IV.E-48
IV.E-5	Consistency Analysis—Climate Change Scoping Plan IV.E-50
IV.E-6	Comparison of Project’s Service Population VMT per Capita to 2016–2040 RTP/SCS..... IV.E-58
IV.E-7	Consistency with Applicable GHG Emissions Goals and Actions of the City’s Green New Deal..... IV.E-62
IV.E-8	Construction-Related Emissions (MTCO _{2e})..... IV.E-66
IV.E-9	Annual GHG Emissions Summary (Buildout) (metric tons of carbon dioxide equivalent [MTCO _{2e}]) IV.E-67
IV.G-1	Proposed Drainage Stormwater Runoff Calculations Summary.....IV.G-30
IV.I-1	Typical Noise Levels IV.I-2
IV.I-2	City of Los Angeles Guidelines for Noise Compatible Land Use..... IV.I-7
IV.I-3	City of Los Angeles Presumed Ambient Noise Levels IV.I-9
IV.I-4	FTA Construction Vibration Impact Criteria for Building Damage IV.I-11
IV.I-5	FTA Vibration Impact Criteria for Human Annoyance IV.I-12
IV.I-6	Description of Noise Measurement Locations..... IV.I-14
IV.I-7	Existing Ambient Noise Levels..... IV.I-15
IV.I-8	Vehicle Mix for Traffic Noise Model..... IV.I-16
IV.I-9	Existing Roadway Traffic Noise Levels IV.I-17
IV.I-10	Construction Equipment Noise Levels IV.I-28
IV.I-11	Construction Noise Impacts IV.I-29
IV.I-12	Off-Site Construction Truck Noise Levels IV.I-32
IV.I-13	Estimated Noise Levels from Mechanical Equipment IV.I-34

<u>Table</u>	<u>Page</u>
IV.I-14	Outdoor Use Analysis Assumptions IV.I-35
IV.I-15	Estimated Noise Levels from Outdoor Uses IV.I-36
IV.I-16	Estimated Noise Levels from Parking Facilities IV.I-38
IV.I-17	Roadway Traffic Noise Impacts—Future Plus Project..... IV.I-39
IV.I-18	Roadway Traffic Noise Impacts—Existing Plus Project IV.I-42
IV.I-19	Composite Noise Impacts IV.I-45
IV.I-20	Construction Noise Impacts With Mitigation Measures IV.I-48
IV.I-21	Construction Vibration Impacts—Building Damage..... IV.I-50
IV.I-22	Construction Vibration Impacts—Human Annoyance IV.I-52
IV.I-23	Cumulative Roadway Traffic Noise Impacts..... IV.I-59
IV.J-1	SCAG 2016–2040 RTP/SCS Forecast.....IV.J-7
IV.J-2	Project Percentage Share of 2018–2028 Growth.....IV.J-14
IV.J-3	Population, Housing, and Employment EstimatesIV.J-19
IV.J-4	Cumulative Population and Housing Impacts.....IV.J-25
IV.K.1-1	LAFD Stations Located in the Vicinity of the Project Site IV.K.1-13
IV.K.1-2	Average Emergency Medical Service and Structure Fire Response Times IV.K.1-14
IV.K.2-1	2019 YTD Crimes—Central Area and Citywide IV.K.2-8
IV.K.2-2	Estimated Service Population from Related Projects within Central Area IV.K.2-18
IV.K.3-1	Existing (2017–2018) Enrollment and Capacity of LAUSD Schools that Serve the Project Site IV.K.3-8
IV.K.3-2	Projected Enrollment and Capacity of LAUSD Schools that Serve the Project Site..... IV.K.3-9
IV.K.3-3	Estimated Number of Students Generated by the Mixed Use Development Scenario..... IV.K.3-17
IV.K.3-4	Estimated Number of Students Generated by the No-Hotel Development Scenario..... IV.K.3-18
IV.K.3-5	Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site..... IV.K.3-22

<u>Table</u>	<u>Page</u>
IV.K.4-1 Public Parks and Recreational Facilities Within a 2-Mile Radius of the Project Site.....	IV.K.4-13
IV.K.4-2 Section 12.21-G LAMC—Open Space Required and Provided by the Project (Both Alternate Development Scenarios).....	IV.K.4-21
IV.K.5-1 LAPL Branch Building Size Standards.....	IV.K.5-4
IV.K.5-2 Related Projects with Cumulative Library Impacts.....	IV.K.5-18
IV.L-1 Project Consistency With Mobility Plan 2035.....	IV.L-28
IV.L-2 Project Consistency With Plan for a Healthy Los Angeles.....	IV.L-34
IV.L-3 VMT Analysis Summary.....	IV.L-40
IV.N.1-1 Los Angeles Department of Water and Power 2007–2017 Water Supply.....	IV.N.1-15
IV.N.1-2 Local Groundwater Basin Supply.....	IV.N.1-17
IV.N.1-3 City of Los Angeles Water Demand Projections Based on Hydrological Conditions (thousand AFY).....	IV.N.1-25
IV.N.1-4 Mixed Use Development Scenario: Estimated Water Demand.....	IV.N.1-34
IV.N.1-5 No-Hotel Development Scenario: Estimated Water Demand.....	IV.N.1-37
IV.N.1-6 Cumulative Water Demand.....	IV.N.1-42
IV.N.2-1 Existing Capacity of Hyperion Sanitary Sewer System.....	IV.N.2-8
IV.N.2-2 Mixed Use Development Scenario: Estimated Wastewater Generation.....	IV.N.2-14
IV.N.2-3 No-Hotel Development Scenario: Estimated Wastewater Generation.....	IV.N.2-16
IV.N.2-4 Cumulative Wastewater Generation.....	IV.N.2-22
V-1 Summary of Development Proposed under Alternatives to the Project.....	V-4
V-2 Comparison of Impacts Associated with the Alternatives.....	V-10