



## 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 toward 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

**November 2021**

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