



# NOTICE OF PUBLIC HEARING

## AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

- To Owners:**
- Within a 100-Foot Radius
  - Within a 500-Foot Radius
  - Abutting a Proposed Development Site

- And Occupants:**
- Within a 100-Foot Radius
  - Within a 500-Foot Radius
- And:**
- Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer and/or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

**Project Site: 1111-1115 West Sunset Boulevard**

**Case Nos.** VTT-80315  
 CPC-2018-176-DB-BL-VCU-CU-MCUP-DD-SPR  
 ZA-2021-9399-ZAI

**CEQA No.** ENV-2018-177-EIR

**Held By:** Deputy Advisory Agency and Hearing Officer on behalf of the City Planning Commission

**Date:** **December 15, 2021**

**Time:** **11:00 AM**

**Place:** In conformity with the Governor’s Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Hearing Officer Hearing on behalf of the City Planning Commission will be conducted remotely and can be accessed with the following link:  
[https://planning.lacity-org.zoom.us/j/89847260161](https://planning.lacity.org.zoom.us/j/89847260161)  
**Meeting ID:** 898 4726 0161  
**Meeting Passcode:** 560286  
 Participants may also dial by phone:  
**+1 213 338 8477 (Los Angeles)**  
**+1 669 900 9128 (San Jose)**  
 When prompted, enter the Meeting of:  
 898 4726 0161 #  
 The meeting’s agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commissions-boards-hearings#hearings> and/or by contacting [kathleen.king@lacity.org](mailto:kathleen.king@lacity.org). Please note that the virtual meeting instructions will be provided on the meeting agenda.

**Staff Contact:** Kathleen King, City Planner  
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[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)  
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**Council District:** 1 – Cedillo

**Related Case(s):** None

**Plan Area:** Central City North

**Zone:** C2-2D

**Plan Overlay:** None

**Land Use:** General Commercial

**Applicant:** 1111 Sunset Boulevard, LLC  
 Brian Falls

**Representative:** Craig Lawson & Co., LLC  
 Jim Ries

## **PROPOSED PROJECT:**

The 1111 Sunset Project (Project) is a multi-building, mixed use development with up to 994,982 square feet of new floor area on a 6.27 net acre site. The Project proposes two development scenarios: The Mixed Use Development Scenario and the No-Hotel Development Scenario. Under the Mixed Use Development Scenario, up to 737 residential units (including up to 76 Very Low Income units), 180 hotel guest rooms, 48,000 square feet of office, and 95,000 square feet of general commercial floor area would be constructed. Under the No Hotel Development Scenario, up to 827 residential units (including up to 76 Very Low Income units), 48,000 square feet of office, and 95,000 square feet of general commercial floor area would be constructed. The additional 90 residential units (under the No-Hotel Development Scenario) would replace the 180 hotel guest rooms proposed under the Mixed Use Development Scenario and would be located in the same building. Under either scenario, the proposed uses would be built within four primary structures above a screened six-level parking podium, which would be partially below grade and partially above grade, including two residential towers (Tower A and Tower B), a hotel/residential tower (the Sunset Building), and a commercial building that could include office, retail, restaurant, and parking uses (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 located in low-rise residential buildings (not part of Tower A and B) dispersed throughout the eastern and southern portions of the Project Site around the base of Towers A and B. The existing Elysian apartment building, which is located on the Project Site, would remain, is not part of the Project and its surface parking will be relocated with a newly constructed parking facility. The Project also includes the removal of four existing vacant buildings comprising approximately 114,600 square feet of floor area.

## **REQUESTED ACTION(S):**

### **The Advisory Agency shall consider:**

#### **ENV-2018-177-EIR**

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the decision-maker shall consider the information contained in the Environmental Impact Report prepared for the Project, which includes the Draft EIR, No. ENV-2018-177-EIR (SCH No. 2018051043) dated March 2021, and the Final EIR, dated November 2021 (1111 Sunset Project EIR), as well as the whole of the administrative record; and

#### **VTT-80315**

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, Vesting Tentative Tract Map No. 80315 for the merger and resubdivision of a 6.27 net acre (272,918 square-foot) site into one master lot and 17 airspace lots, including merging portions of Beaudry Street and Sunset Boulevard (5,932 square feet) and the Beaudry pedestrian triangle (4,549 square feet); and a haul route for the export of up to 472,000 cubic yards of soil.

### **The Hearing Officer shall take public testimony regarding:**

#### **ENV-2018-177-EIR**

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the decision-maker shall consider the information contained in the Environmental Impact Report prepared for the Project, which includes the Draft EIR, No. ENV-2018-177-EIR (SCH No. 2018051043) dated March 2021, and the Final EIR, dated November 2021 (1111 Sunset Project EIR), as well as the whole of the administrative record;

#### **CPC-2018-176-DB-BL-VCU-CU-MCUP-DD-SPR**

2. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review for a Housing Development Project reserving at least 11 percent of the Project's base density units as Very Low Income Restricted Affordable Units for a period of 55 years, with the following incentives:
  - a. an On-Menu Incentive to permit a 35 percent increase in the maximum allowable floor area ratio (FAR) from 3:1 to 4.05:1; and
  - b. an Off-Menu Incentive to permit a zero-foot building separation between the Elysian Parking Garage building and the 1111 Sunset Project, in lieu of the 114 foot building separation as required by LAMC Section 12.21 C.2(a);
3. Pursuant to LAMC Section 12.32 R, a Building Line Removal of a variable building line along Beaudry Avenue, established under Ordinance No. 101,106;
4. Pursuant to LAMC Section 12.24 T and 12.24 W.24, a Vesting Conditional Use Permit to allow a hotel use within 500 feet of a R Zone (for the Mixed Use Development Scenario);
5. Pursuant to LAMC 12.24 U.14, a Conditional Use Permit for a Major Development Project for the construction of 100,000 square feet or more (Mixed Use Development Scenario or No-Hotel Development Scenario) of nonresidential floor area and up to 180 hotel guest rooms (for the Mixed Use Development Scenario) in the C2 Zone;

6. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption within 13 commercial establishments (Mixed Use Development Scenario or No-Hotel Development Scenario) and the hotel (for the Mixed Use Development Scenario);
7. Pursuant to LAMC Section 12.21 G.3, a Director's Decision to permit 262 trees in lieu of the 293 trees for the Mixed Use Development Scenario and 262 trees in lieu of the 315 trees for the No-Hotel Development Scenario; and
8. Pursuant to LAMC Section 16.05, Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or hotel guest rooms and over 50,000 square feet of commercial floor area.

#### **ZA-2021-9399-ZAI**

1. Pursuant to LAMC Section 12.21 A.2, a Zoning Administrator's Interpretation relative to the calculation of floor area to exclude up to 24,052 square feet of unenclosed floor area located beneath Tower A (6,975 square feet), Tower B (6,153 square feet), and the Sunset Building (10,924 square feet).

### **GENERAL INFORMATION**

**FILE REVIEW** - The complete file including the Final Environmental Impact Report (FEIR) or the documents referenced in the EIR are available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.** The Final EIR is available online at the Department of City Planning's Website at <https://planning.lacity.org/development-services/eir>. Digital copies of the FEIR are also available at the following Library Branches:

- Central Library, 630 W. 5<sup>th</sup> Street Los Angeles, CA 90071
- Chinatown Branch Library, 639 W. Hill Street, Los Angeles, CA 90012
- Edendale Branch Library, 2011 W. Sunset Blvd, Los Angeles, CA 90026

**DIVISION OF LAND (DOL)** – Please note that the staff report will be available on-line prior to the public hearing and will be accessible at [planning.lacity.org](http://planning.lacity.org), by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". Staff Reports are hyperlinked to the case numbers on the hearing agenda.

**EIR CERTIFICATION:** An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. The EIR for the Project is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 46-day public review period from March 11, 2021 to April 26, 2021. The Final EIR responds to the comments and includes text revisions to the Draft EIR. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be provided to the Deputy Advisory Agency and City Planning Commission as part of the staff report for the project.

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Any materials submitted to the Department will become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written materials not limited as to volume may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**ACCOMMODATIONS** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Translation between English and other languages may be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.