



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

May 21, 2018

ENVIRONMENTAL CASE NO.:	ENV-2018-177-EIR
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:	May 21, 2018 – June 20, 2018
SCOPING MEETING:	May 30, 2018, 5:00 p.m. – 7:00 p.m. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 1111 Sunset Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The Project Site is comprised of a 262,437-square-foot lot located at 1111-1115 Sunset Boulevard on the former Metropolitan Water District Headquarters site. A 10,481-square-foot portion of Beaudry Avenue and Sunset Boulevard would be merged with the 1111-1115 Sunset Boulevard lot. The Project Site is located within the Central City North Community Plan Area of the City of Los Angeles, north of Downtown Los Angeles and northwest of Chinatown. The Project Site is generally bounded by White Knoll Drive to the north, Alpine Street to the east, Beaudry Avenue to the south, and Sunset Boulevard to the west. (See attached Project Location Map) The Project Site is currently developed with four vacant structures most recently used as church facilities, the Elysian apartment building, and a traffic island that divides Beaudry Avenue at Sunset Boulevard. The Project Site also includes surface parking and circulation areas.

PROJECT DESCRIPTION: The Project proposes to remove the existing vacant buildings within the Project Site that comprise approximately 114,600 square feet to develop up to 778 residential units (including up to 76 Very-Low Income housing units), up to 98 hotel rooms, up to 48,000 square feet of office space, and up to 95,000 square feet of general commercial floor area in four primary structures (Tower A, Tower B, The Sunset Building, and The Courtyard Building). The proposed general commercial floor area could include up to 20,000 square feet of food and beverage uses associated with a hotel use. The Project would result in 994,982 square feet of floor area. The Project would provide a variety of open space totaling 87,525 square feet, including approximately 81,475 square feet of exterior common area and 6,050 square feet of interior common area, pursuant to the Los Angeles Municipal Code (LAMC). A summary of the existing uses to be removed and the proposed uses is provided in the following tables:

Existing Uses to be Removed

Existing Uses to be Removed	Sizes
Existing Vacant Buildings (formerly used as church facilities)	114,600 sf
Total Existing Uses to be Removed	114,600 sf

Proposed Uses

Proposed Uses	Maximum Sizes
<i>Commercial Land Uses</i>	
Hotel	75,000 sf (98 rooms)
Office	48,000 sf
Retail/Restaurant	95,000 sf
Total Commercial	218,000 sf
<i>Residential Land Uses</i>	
Residential	776,982 sf (778 units)
Total Residential	776,982 sf
<i>Open Space</i>	
Total Open Space	87,525 sf

The proposed uses would require 1,631 parking spaces in accordance with the LAMC. An additional 168 parking spaces for the existing Elysian apartment building would be provided within a five-level, partially subterranean parking structure located within the footprint of the proposed Courtyard Building.

The Project would allow a limited amount of exchange of uses if certain uses are reduced or eliminated. In particular, the number of residential units could be up to 827 units if the proposed hotel is not constructed, the number of hotel rooms could be up to 120 rooms with a reduction in the number of residential units to 767 units, and/or the entirety of the proposed office space could be allocated to the residential floor area to provide larger units with no increase in the maximum number of 827 units.

REQUESTED ACTIONS:

1. Pursuant to LAMC Section 12.22-A,25 a 14 percent Density Bonus to provide an additional 95 units in lieu of 683 base units, for a total of 778 units. The Project would set aside 76 units (11 percent) for Very Low Income Households, would utilize parking option 1, and one On-Menu and one Off-Menu incentive:
 - Pursuant to LAMC Section 12.22-A,25(F), an On-Menu Incentive to permit a 35 percent increase in FAR to permit a 4.05 FAR in lieu of 3.0 FAR permitted by the parcel D limitation, zoned C2-2D.
 - Pursuant to LAMC Section 12.22-A,25(G), a Waiver of Development Standard (Off-Menu) to permit a reduction in the building separation requirements as defined by LAMC Section 12.21- C,2(a).
2. Pursuant to LAMC Section 12.32-R,2(e), a request for the removal of a variable width building line, created via ordinance 101,106, effective February 1953.
3. Pursuant to LAMC Section 12.24-T and LAMC Section 12.24-W,24(a), Vesting Conditional Use Permit to permit a hotel use and short term/extended stay rentals within 500 feet of an R zone.
4. Pursuant to LAMC Section 12.24-W,1 Master Conditional Use Permit to allow the on-site and off-site sale of a full line of alcoholic beverages in conjunction with the proposed development of a mixed-use project, which would include 75,000 square feet of commercial space and a hotel. Alcohol sales are being requested within the following areas:
 - Commercial: a total of 13 (thirteen) tenant spaces would offer a full line of alcohol for on- and off-site sales;
 - Hotel: a total of seven locations within the hotel would offer full line sales, with a restaurant with outdoor dining for on- and off-site sales.
5. Pursuant to LAMC Section 16.05, Site Plan Review for a development project which creates 50 or more dwelling units or guest rooms and over 50,000 square feet of commercial floor area.
6. Pursuant to California Government Code Sections 66473.1 and 66474 (Subdivision Map Act) and LAMC Sections 17.00 and 17.15 of Article 7 (Division of Land), approval of a phased Vesting Tentative Airspace Tract Map (Tract No. 80315) which includes a master lot and 17 airspace lots. The Tract request includes the following:
 - A request to vacate and merge portions of Beaudry Avenue into the property;
 - An approximately 5-foot wide sidewalk easement, extending six inches below grade along Alpine Street and portions of White Knoll Drive and Beaudry Avenue. Building structures are permitted below six inches;
 - A reduction from Advisory Agency's Parking Policy to allow parking to be calculated based on LAMC Section 12.22 A.25 (d)(1);
 - A Haul Route approval.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on an Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will to be addressed in the EIR: Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services (fire protection, police protection, schools, parks, and libraries), Recreation, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems (wastewater and water). In addition, in accordance with Appendix F of the CEQA Guidelines, energy conservation will be addressed in the EIR.

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in **an open house format** to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. No decisions about the Project will be made at the Public Scoping Meeting. A

separate public hearing for Municipal Code entitlement requests, will be scheduled after the completion of the EIR. The date, time, and location of the Public Scoping Meeting are as follows:

Date: May 30, 2018
Time: 5:00 p.m. – 7:00 p.m.
Location: Castelar Elementary School
840 Yale Street
Los Angeles, CA 90012
Free Parking is available at the Scoping Meeting Location

FILE REVIEW AND COMMENTS: The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the "Environmental Review" tab, then "Notice of Preparation & Public Scoping Meetings", and then clicking on the document links below the Project title. The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **Wednesday, June 20, 2018 no later than 4:00 p.m.** Written comments will also be accepted at the Public Scoping Meeting described above. Please direct your comments to:

Mail: Jason McCrea
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: jason.mccrea@lacity.org

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. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: 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.

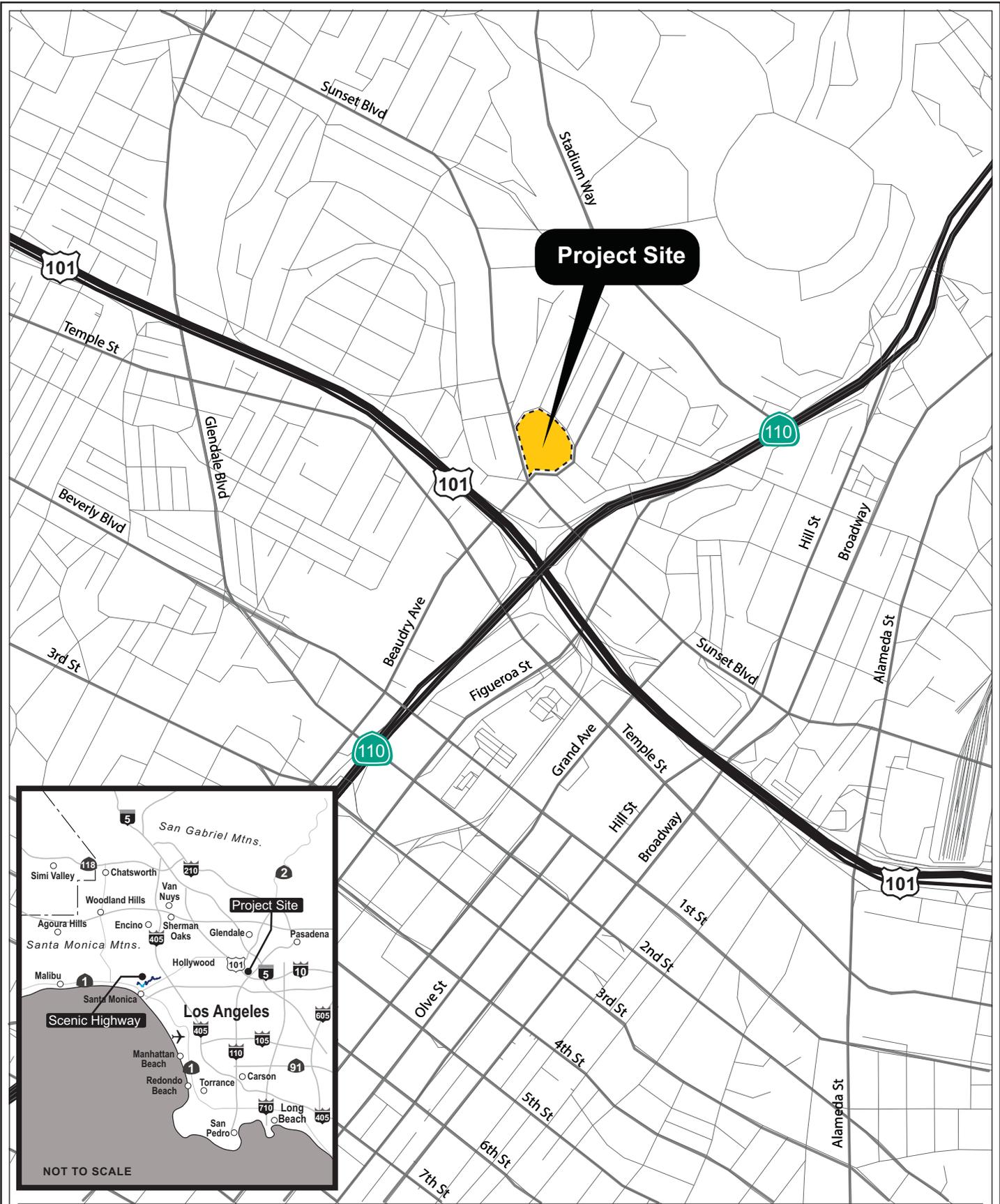
VINCENT P. BERTONI, AICP
Director of Planning



Jason McCrea
Major Projects Section
Department of City Planning
(213) 847-3672

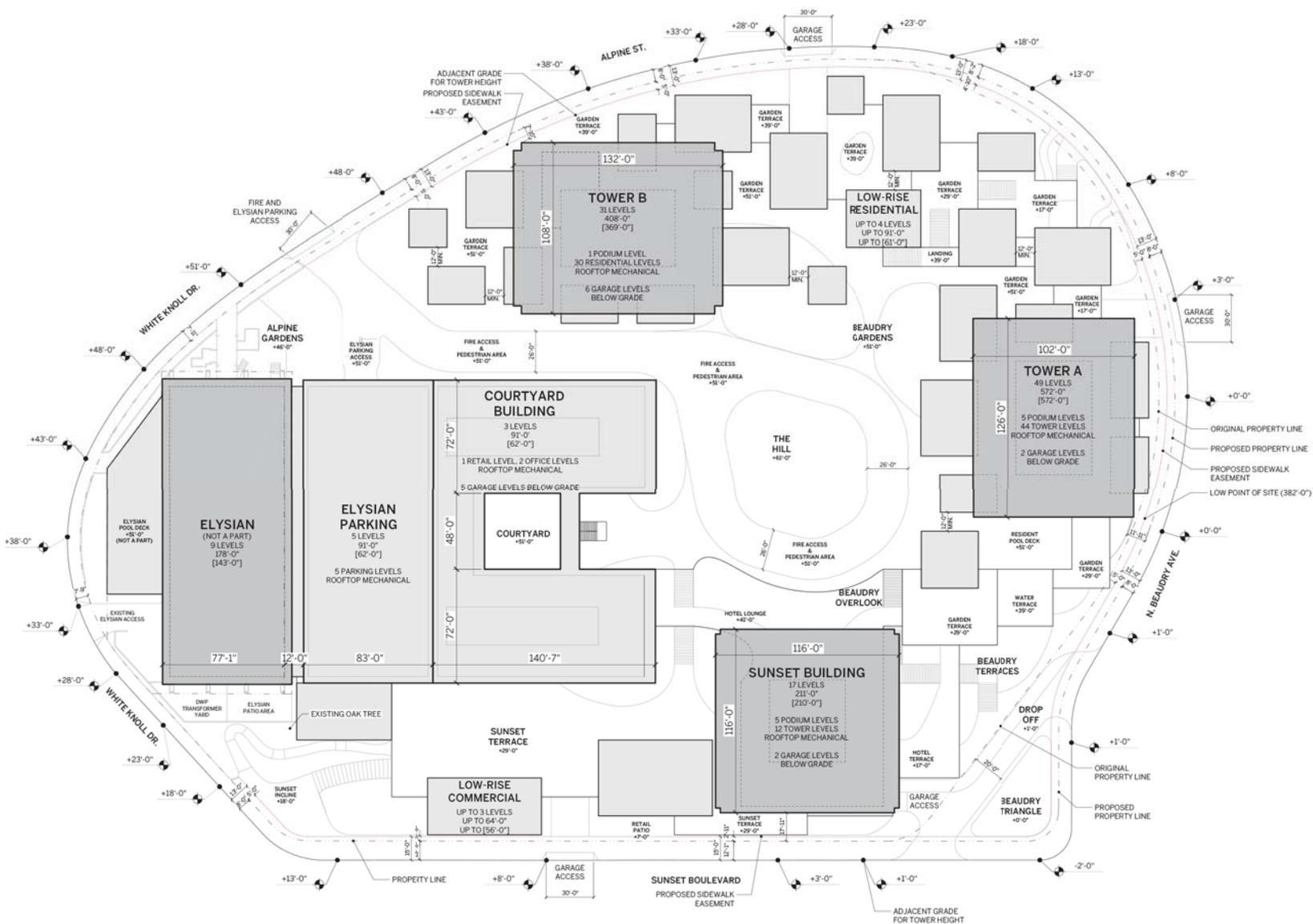
Attachments:
Project Location Map
Conceptual Site Plan
Scoping Meeting Location Map

Puede obtener información en Español acerca de esta junta llamando al (213) 847-3674.



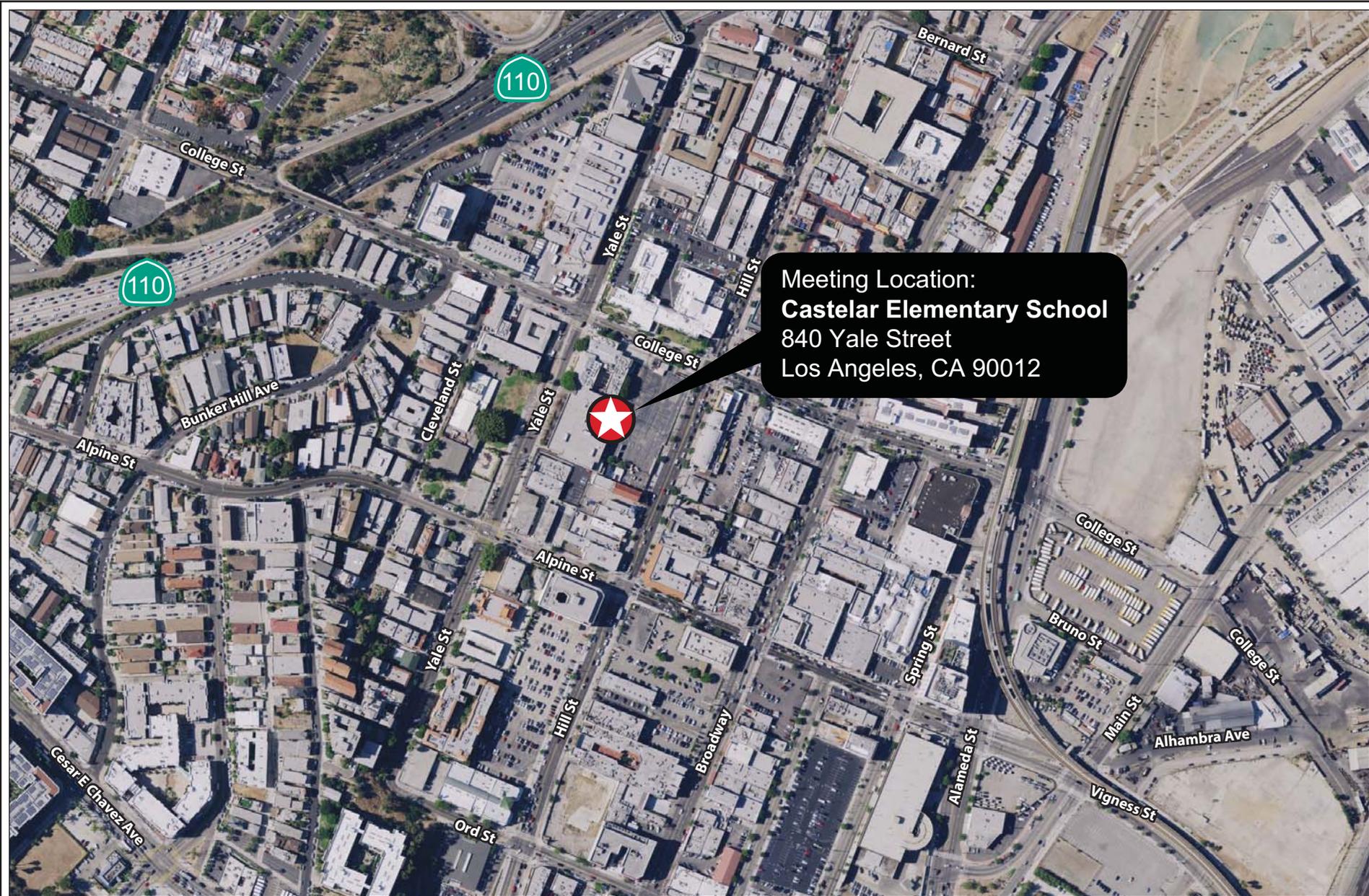
Project Location Map

Source: Los Angeles County GIS, 2015; Eyestone Environmental, 2018.



Conceptual Site Plan

Source: Skidmore, Owings & Merrill LLP, 2017.



Scoping Meeting Location Map