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CITY PLANNING**

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VAN NUYS, CA 91401

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INFORMATION

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September 12, 2013

**NOTICE OF PREPARATION OF AN  
ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING  
MEETING**

**CASE NO.:** ENV-20132552-EIR

**PROJECT NAME:** 8150 Sunset Boulevard Mixed-Use Project

**PROJECT LOCATION/ADDRESS:** 8150 Sunset Boulevard

**COMMUNITY PLANNING AREA:** Hollywood Community Plan Area

**COUNCIL DISTRICT:** 4 – Tom LaBonge

**DUE DATE FOR PUBLIC COMMENTS:** October 15, 2013

The City of Los Angeles, Department of City Planning will be the Lead Agency and will require the preparation of an environmental impact report (“EIR”) for the project identified herein. The Department of City Planning requests your comments as to the scope and content of the Draft EIR. The Project description and potential environmental effects are included below. An initial study was prepared and is included in the environmental file. A copy of the environmental file is available for review, by appointment during office hours, at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

**PROJECT DESCRIPTION:** The Project Applicant proposes to redevelop the 2.56-acre property located at 8150 Sunset Boulevard with a mixed-use residential and retail project. The property is located within the Hollywood community of the City of Los Angeles (City), and currently contains two commercial structures and other improvements, all of which would be demolished and removed from the site. The proposed project would consist of two buildings over a single podium structure with various elements ranging in height from two stories to 16 stories in height (approximately 42 feet above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards [the “North Building”], increasing to approximately 108 feet for the nine-story portion and approximately 191 feet for the 16-story portion of the building [the “South Building”]; the overall building height is approximately 216 feet as measured from the low point of the site along Havenhurst Drive to the top of the South Building). The North Building, which would be built along Sunset Boulevard, would include two levels with a rooftop terrace containing exclusively commercial uses. The South Building would contain commercial uses on the first two levels, residential uses on levels three through 15, and a rooftop restaurant/lounge on the top level. The project would include approximately 111,310 square feet of commercial retail and restaurant uses within three lower levels (one subterranean) and one

rooftop level, 249 apartment units, including 28 affordable housing units, within the twelve upper levels representing approximately 222,560 gross square feet of residential space. The project would also provide a new central public plaza, new public space at the northeast corner of the site, public rooftop deck/garden areas along Sunset Boulevard, a private pool and pool deck area for residents, as well as other resident-only amenities totaling approximately 6,900 square feet that would include a residential lobby, resident recreation room, fitness center, changing rooms, business center, and library. Parking for all proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean levels) parking structure housed within the podium structure that includes 849 total parking spaces (295 for residential uses and 554 for commercial uses). The total development would include approximately 333,870 square feet of commercial and residential space with a maximum floor-area ratio (FAR) of approximately 3:1. The Project Applicant anticipates commencing construction in 2015 with occupancy occurring in 2017.

**REQUESTED PERMITS/APPROVALS:** The Project Applicant is requesting approvals for the proposed Project that would include, but may not be limited to, the following: Affordable Housing Incentives, including Parking Option 1 and Off-Menu Incentives; Site Plan Review; Master Conditional Use Permit for Alcohol (on- and off-site sales); Subdivision to create airspace lots and for condominium purposes; Variance for outdoor dining above the ground floor level and to allow a fitness studio, as not otherwise permitted in the C4 zone; demolition permits; construction permits, including building, grading, excavation, foundation, and associated permits; haul route permit, as may be required; street tree removal permit; and other approvals as needed.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gases, Land Use and Planning, Noise, Population and Housing, Public Services (i.e., Police, Fire, Parks, and Libraries), Transportation/Traffic, and Utilities (water, wastewater, solid waste).

**PUBLIC SCOPING MEETING:** A public Scoping Meeting will be held in an open house format to receive public comment regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants, and Project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 5:30 pm and 7:30 pm to view materials, ask questions, and provide comments. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. The location, date and time of the public scoping meeting for this Project are as follows:

**Date:** October 2, 2013  
**Time:** 5:30 to 7:30 p.m.  
**Location:** Will & Ariel Durant Branch Library, 7140 W. Sunset Boulevard, Los Angeles, CA 90046

The enclosed materials reflect the scope of the project, which is located in an area of interest to you and/or the organization you represent. The Department of City Planning welcomes all comments regarding potential environmental impacts of the project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **October 15, 2013**.

Please direct your responses to:

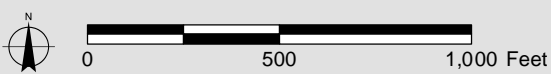
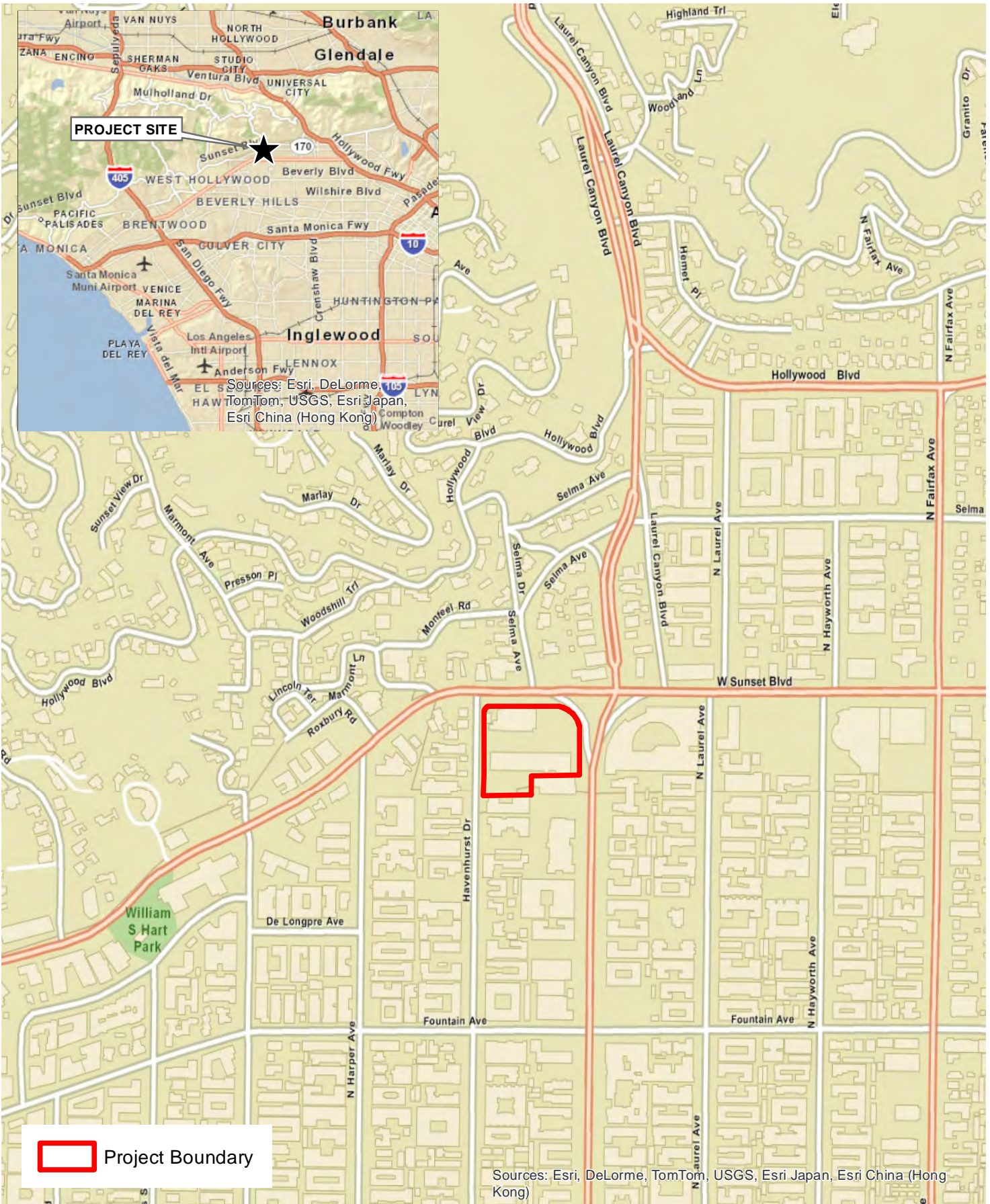
**Mail:** Srimal Hewawitharana  
Environmental Analysis Section  
Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, California 90012  
**Fax:** (213) 978-1343 (fax)  
**Email:** [srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org) (e-mail)

Michael J. LoGrande  
Director of Planning



Srimal Hewawitharana  
Environmental Specialist II, Environmental Analysis Section

Enclosures: Regional Location Map  
Aerial Photograph With Surrounding Uses  
Proposed Site Plan  
Radius Map  
Scoping Meeting Location Map



## Regional Location Map

FIGURE

1

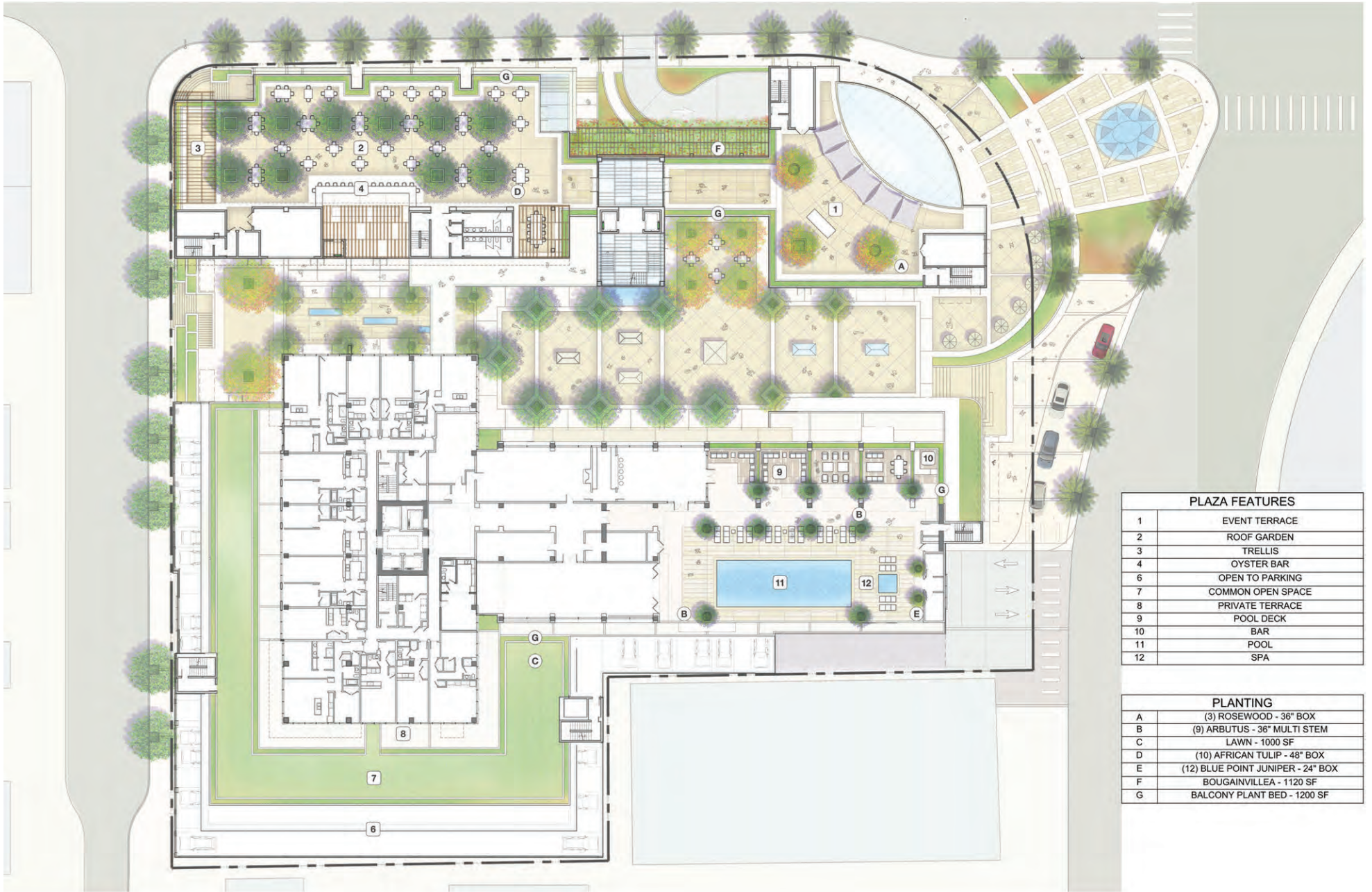
8150 Sunset Boulevard Mixed-Use Project  
 Source: ESRI Street Map, 2009; PCR Services Corporation, 2013.



**Aerial Photograph with Surrounding Land Uses**

8150 Sunset Boulevard Mixed-Use Project  
 Source: ESRI, 2010; PCR Services Corporation, 2013.

FIGURE  
**2**



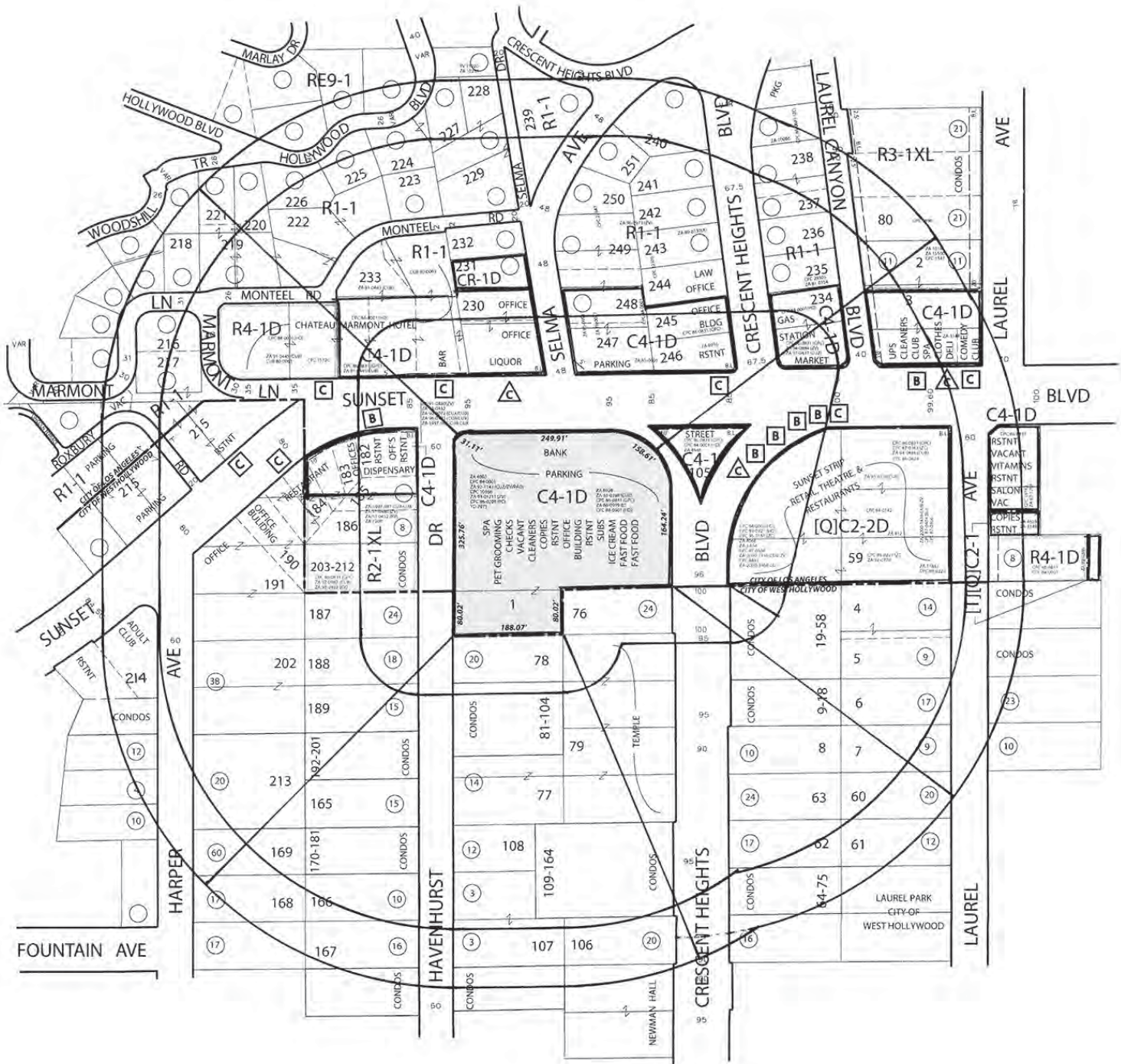
PLAZA FEATURES	
1	EVENT TERRACE
2	ROOF GARDEN
3	TRELLIS
4	OYSTER BAR
6	OPEN TO PARKING
7	COMMON OPEN SPACE
8	PRIVATE TERRACE
9	POOL DECK
10	BAR
11	POOL
12	SPA

PLANTING	
A	(3) ROSEWOOD - 36" BOX
B	(9) ARBUTUS - 36" MULTI STEM
C	LAWN - 1000 SF
D	(10) AFRICAN TULIP - 48" BOX
E	(12) BLUE POINT JUNIPER - 24" BOX
F	BOUGAINVILLEA - 1120 SF
G	BALCONY PLANT BED - 1200 SF



## Proposed Site Plan

8150 Sunset Boulevard Mixed-Use Project  
Source: Hart | Howerton, 2013.



**ALCOHOL LAND USE DATA SYMBOLS**

- C** ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- B** ON-SITE CONSUMPTION OF BEER AND/OR WINE
- A** OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- B** OFF-SITE CONSUMPTION OF BEER AND / OR WINE



**Radius Map**

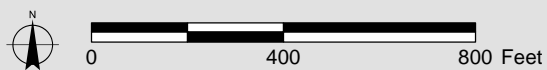
8150 Sunset Boulevard Mixed-Use Project  
 Source: Quality Mapping Service, 2013.

FIGURE

**4**



**Will & Ariel Durant  
Branch Library  
7140 W. Sunset Boulevard  
Los Angeles, CA 90046**



### Scoping Meeting Location Map

FIGURE

**5**

8150 Sunset Boulevard Mixed-Use Project  
Source: ESRI Street Map, 2009; PCR Services Corporation, 2013.