

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

DAVID H. J. AMBROZ
HELEN LEUNG

KAREN MACK

DANA M. PERLMAN

YVETTE LOPEZ-LEDESMA

AJAY RELAN

JENNA HORNSTOCK

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

March 31, 2021

Barbareno/Ventureno Band of Mission Indians
Julie Tumamait-Stennsle, Chairperson
365 North Poli Ave
Ojai, CA, 93023

Gabrielino-Tongva Tribe
Charles Alvarez
23454 Vanowen Street
West Hills, CA, 91307

Chumash Council of Bakersfield
Julio Quair, Chairperson
729 Texas Street
Bakersfield, CA, 93307

Northern Chumash Tribal Council
Fred Collins, Spokesperson
P.O. Box 6533
Los Osos, CA, 93412

Coastal Band of the Chumash Nation
Gino Altamirano, Chairperson
P. O. Box 4464
Santa Barbara, CA, 93140

San Luis Obispo County Chumash Council
Mark Vigil, Chief
1030 Ritchie Road
Grover Beach, CA, 93433

Fernandeno Tataviam Band of Mission Indians
Rudy Ortega, Tribal President
1019 Second Street, Suite 1
San Fernando, CA, 91340

Santa Ynez Band of Chumash Indians
Kenneth Kahn, Chairperson
P.O. Box 517
Santa Ynez, CA, 93460

Gabrielino Tongva Indians of California Tribal
Council
Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA, 90707

yak tit'yu tit'yu yak tiłhini
Northern Chumash Tribe
Mona Tucker, Chairperson
660 Camino Del Rey
Arroyo Grande, CA, 93420

RE: 6445 Sunset Boulevard, Hollywood Community Plan
CASE NO.: CPC-2020-5407-VZC-HD-CUB-ZAA-RDP-SPR / ENV-2020-5408-EAF

Dear Tribal Representative:

In conformance with the tribal consultation requirements of Assembly Bill (AB) 52, this letter is to inform you that the Los Angeles Department of City Planning is reviewing the proposed project described below. Per AB 52, the tribe has the right to consult on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. The project description is as follows:

The Project proposes to demolish an existing two-story structure with general commercial and office uses and the construction of a new 13-story hotel with 175 rooms, with and second and rooftop level restaurant, bar and lounge area, four above ground parking levels, and a basement level. The project will be approximately 173 feet and have a floor area of approximately 59,655 square feet for a FAR of 6:1. The project includes grading and excavation resulting in the export of 7,500 cubic yards of soil necessary for the basement level which is approximately 25 feet below grade.

You have 30 calendar days from receipt of this letter to notify us in writing that you want to consult on this project. Please provide the lead contact person's contact information. Please mail or email your request to:

Alex Truong
City Planning Associate
Los Angeles Department of City Planning
Expedited Processing Section
200 N. Spring Street, Room 763
Los Angeles, CA 90012

213-978-3308
alexander.truong@lacity.org

Sincerely,

Alexander Truong

Alex Truong
City Planning Associate

**APPLICATIONS:****ENVIRONMENTAL ASSESSMENT FORM***THIS BOX FOR CITY PLANNING STAFF USE ONLY*

Environmental Case Number: _____
Related Case Numbers: _____
Case Filed With (Print Name): _____ Date Filed: _____
EAF Accepted By (Print Name): _____ Date Accepted: _____

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address¹: 6445 Sunset Boulevard

Assessor's Parcel Number: 5546013012
Major Cross Streets: Sunset Boulevard & Cahuenga Boulevard
Community Plan Area: Hollywood Council District: 13

APPLICANT (if not Property Owner)

Name: _____
Company: _____
Address: _____
City: _____ State: _____ Zip Code: _____
E-Mail: _____
Telephone No.: _____

APPLICANT'S REPRESENTATIVE

Name: Chris Manasserian
Company: Gonzales Law Group
Address: 800 Wilshire Boulevard, Suite 860
City: Los Angeles State: CA Zip Code: 90039
E-Mail: chris@gonzaleslawgroup.com
Telephone No.: (213) 279-6965

PROPERTY OWNER

Name: 6445 Sunset, LLC and NELA Sunset, LLC
Company: _____
Address: 5532 N. Figueroa Street Suite 200
City: Los Angeles State: CA Zip Code: 90042
E-Mail: mgonzales@gonzaleslawgroup.com
Telephone No.: (213) 279-6965

ENVIRONMENTAL REVIEW CONSULTANT

Name: Ned Baldwin
Company: Meridian Consultants, LLC
Address: 910 Hampshire Road, Suite V
City: Westlake Village State: CA Zip Code: 91361
E-Mail: nbaldwin@meridianconsultantsllc.com
Telephone No.: (805) 367-5720

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

- A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

Demolish existing structure. Construct, use and maintain up to 173 feet high 13-story 175 room hotel with 12,500 sq. ft of restaurant, bar, & lounge (including site sale of a full line of alcohol). Project contains 59,655 sq ft of floor area and 72 parking spaces located on 4 above ground levels. Project FAR of up to 6:1. See Attachment A for entitlement requests.

Additional information or Expanded Initial Study attached: ☒ YES ☐ NO

- B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? ☐ YES ☒ NO

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: 9,945 _____ square feet

Net Acres: .228 _____ Gross Acres: .228 _____

B. Zoning/Land Use.

	Existing	Proposed
Zoning	C4-2D-SN	C2-2-SN
Use of Land	Office, Commercial	Hotel, Restaurant, Bar, Lounge
General Plan Designation	Regional Center Commercial	Same

C. Structures.

1. Does the property contain any vacant structure? ☐ YES ☒ NO

If YES, describe and state how long it has been vacant: _____

2. Will any structures be removed/demolished as a result of the project? ☒ YES ☐ NO

If YES, provide the number: 1, type: Commercial

total square footage: 9,636.00

and age: 64 years old of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: N/A

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? ☐ YES ☒ NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected (8" trunk diameter and greater)						
Protected (4" trunk diameter and greater)	0	Oak Tree (excluding Scrub Oak)				
	0	Southern California Black Walnut				
	0	Western Sycamore				
	0	California Bay				

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: ☐ YES ☒ NO

*If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.*

E. Slope. State the percent of property which is:

Less than 10% slope: 100 10-15% slope: 0 over 15% slope: 0

*If slopes over 10% exist, a **Topographic Map** will be required.*

F. Grading. Specify the total amount of dirt being moved:

☐ 0-500 cubic yards ☒ More than 500 cubic yards

If more than 500 cubic yards (indicate amount): Approximately 8,750 cubic yards

G. Import/Export. Indicate the amount of dirt to be imported or exported:

Imported: 0 cubic yards Exported: 8,750 cubic yards

Location of disposal site: TBD

Location of borrow site: TBD

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? ☐ YES ☒ NO

If YES, a **Haul Route** is required.

H. Hazardous Materials and Substances. Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? ☒ YES ☐ NO

If YES, describe: Former bus depot and repair/ service station on the subject property.

If YES, a **Phase I Environmental Site Assessment (ESA)** is required.

I. Historic, Cultural and/or Architecturally Significant Site or Structure. Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

☐ National Register of Historic Places: N/A

☐ California Register of Historic Resources: N/A

☐ City of Los Angeles Cultural Historic Monument: N/A

☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): N/A

☐ Identified on SurveyLA: N/A

☐ Identified in HistoricPlacesLA: N/A

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? ☒ YES ☐ NO

- J. Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? ☐ YES ☒ NO

If YES, describe: _____
_____ and indicate the sheet
number on your plans showing the condition: _____.

3. PROPOSED DEVELOPMENT

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. ALL PROJECTS

*Up to 20% reduction pursuant to
LAMC 12.32.P and 15% bicycle
parking reduction for hotel uses.

i. Parking.

Vehicular Parking

Required: 72* + Guest: 0

Proposed: 72 + Guest: 0

Bicycle Parking:

Required Long-Term: 25

Required Short-Term: 25

Proposed Long-Term: 35

Proposed Short-Term: 25

ii. Height.

Number of stories (not including mezzanine levels): 13 Maximum height: 173 Feet

Are Mezzanine levels proposed? ☐ YES ☒ NO

If YES, indicate on which floor: N/A,

If YES, indicate the total square feet of each mezzanine: N/A

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

iii. Project Size.

What is the total floor area of the project? 59,655 gross square feet

iv. Lot Coverage.

Indicate the percent of the total project that is proposed for:

Building footprint: 100 %

Paving/hardscape: _____ %

Landscaping: _____ %

v. Lighting.

Describe night lighting of project: Security lighting.

B. RESIDENTIAL PROJECT

If no portion of the project is residential check ☒-N/A and continue to next section

i. Number of Dwelling Units.

Single Family: _____, Apartment: _____, Condominium: _____

ii. Recreational Facilities. List recreational facilities for project: _____

_____**iii. Open Space.**

Does the project involve new construction resulting in additional floor area and units? ☐ YES ☐ NO

Does the project involve six or more residential units? ☐ YES ☐ NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)		
Private Open Space (Square Feet)		
Landscaped Open Space Area (Square Feet)		
Number of trees (24 inch box or greater)		

iv. Utilities. Describe the types of appliances and heating (gas, electric, gas/electric, solar): _____
_____**v. Accessory Uses.** Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: _____

_____**C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT**

If the project is residential only check ☐-N/A and continue to next section

i. Type of Use. Hotel, Restaurant, Bar, and Lounge uses.
_____**ii. Project Size.** Does the project only involve the remodel or change of use of an existing interior space or leasehold? ☐ YES ☒ NO

If YES, indicate the total size of the interior space or leasehold: N/A square feet

iii. Hotel/Motel. Identify the number of guest rooms: 175 guest rooms

iv. **Days of operation.** 7 Days a week
Hours of operation. 24/7

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? ☒ YES ☐ NO
If YES, describe events and how often they are proposed Occasional fundraisers,
occasional business gatherings and hotel holiday events in the restaurant, lounge and bar areas.

vi. **Occupancy Limit.** Total Fire Department occupancy limit: TBD
a. Number of fixed seats or beds TBD
b. Total number of patrons/students TBD
c. Number of employees per shift TBD, number of shifts _____
d. Size of largest assembly area TBD square feet

v. **Security.** Describe security provisions for the project No security guard proposed for restaurant, bar,
and lounge uses. TBD for hotel.

4. SELECTED INFORMATION

A. **Circulation.** Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). Sunset Boulevard - Avenue I - Adjacent to the property
Cahuenga Boulevard - Avenue II - Approximately 170 feet east of the property.
Wilcox Avenue - Modified Avenue III - Approximately 250 feet west of the property.
Vine Street - Avenue II - Approximately 1,000 feet east of the property.
Cole Avenue - Modified Avenue II - Approximately 880 feet south of the property.

B. **Green building certification.** Will the project be LEED-certified or equivalent? ☐ YES ☒ NO
If YES, check appropriate box:
☐ Certified ☐ Equivalent ☐ Silver ☐ Gold ☐ Platinum ☐ Other _____

C. **Fire sprinklers.** Will the Project include fire sprinklers? ☒ YES ☐ NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

☐ **Check this box if you are requesting a Class 32 Exemption, and:**

- ☐ You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- ☐ You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

APPLICANT/CONSULTANT'S AFFIDAVIT
OWNER MUST SIGN AND BE NOTARIZED,
IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER

I, (print name) MARISSA SOLIS
Signature *[Signature]*

CONSULTANT/AGENT

I, (print name) _____
Signature _____

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code Section 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Los Angeles

On September 02 2020 before me, Martha Edilia Strain . Notary Public
(Insert Name of Notary Public and Title)

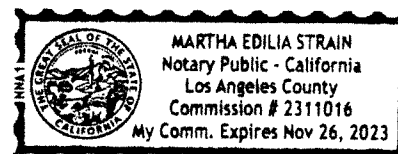
personally appeared Marissa Solis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Martha E Strain
Signature

(Seal)



APPLICANT/CONSULTANT'S AFFIDAVIT
OWNER MUST SIGN AND BE NOTARIZED,
IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER

I, (print name) Jonathan Barr
Signature [Signature]

CONSULTANT/AGENT

I, (print name) _____
Signature _____

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code Section 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On September 02 2020 before me, Martha Edilia Strain Notary Public
(Insert Name of Notary Public and Title)

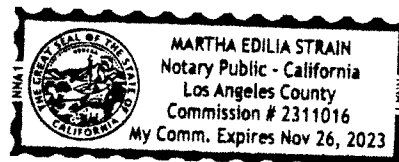
personally appeared Jonathan Barr, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

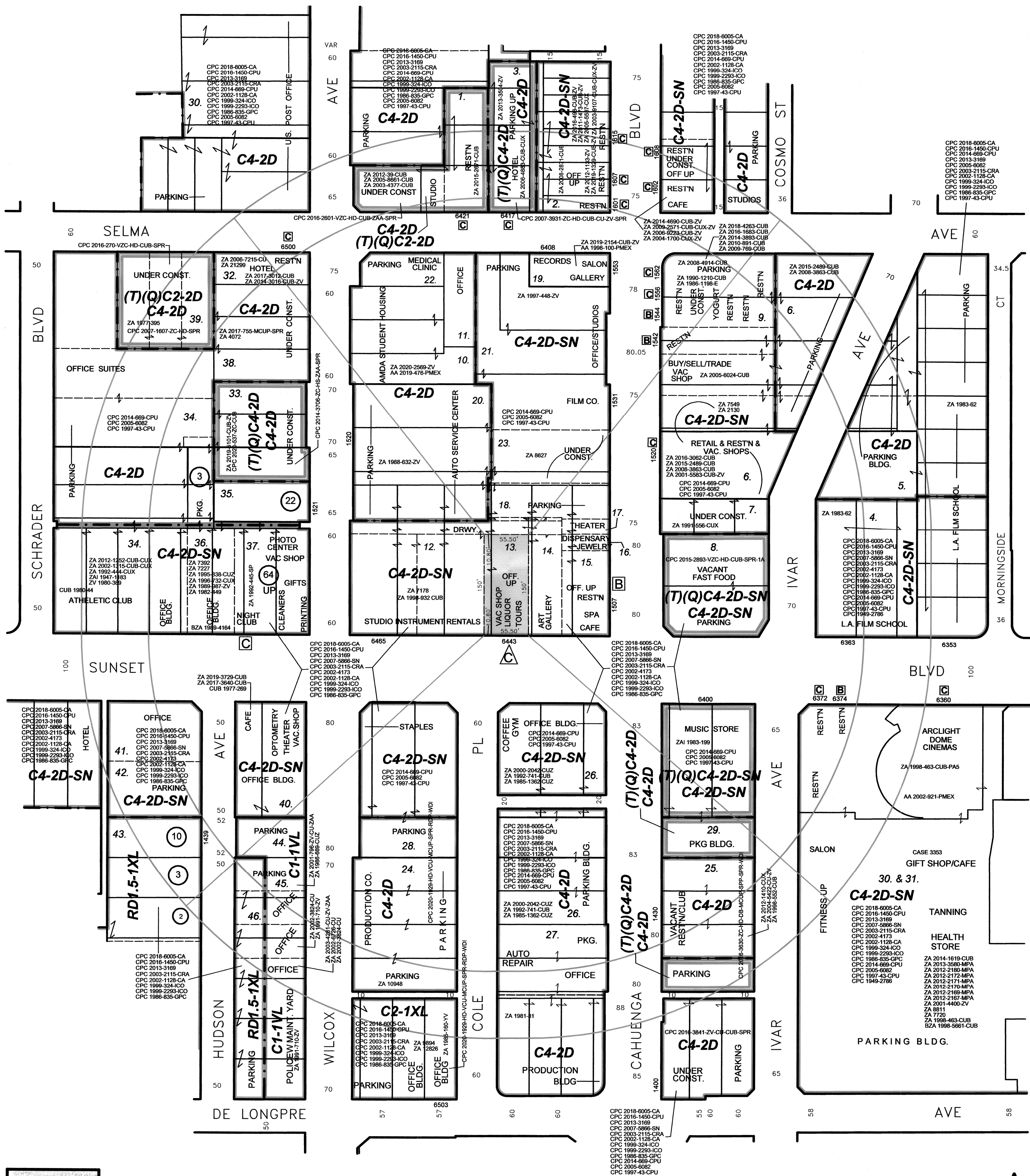
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)

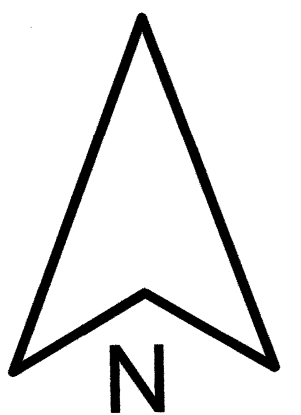




C4-2D-SN to C2-2-SN

ZONE CHANGE, HEIGHT DISTRICT CHANGE ZONING ADMINISTRATOR ADJUSTMENT PROJECT PERMIT COMPLIANCE, SITE PLAN REVIEW CONDITIONAL USE - ALCOHOL BEVERAGES

C.D. 13
C.T. 1907.00
P.A. HOLLYWOOD
N.C. CENTRAL HOLLYWOOD



0.22 NET AC.

RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX (323) 221-4555
RADIUSMAPSETC@YAHOO.COM

LEGEND

- ON-SITE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES.
- ON-SITE CONSUMPTION OF BEER AND/OR WINE
- OFF-SITE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES
- OFF-SITE CONSUMPTION OF BEER AND/OR WINE

SITE LOCATION:

6445 W. SUNSET BOULEVARD
LOS ANGELES CA 90028

LEGAL DESCRIPTION:

POR LOTS 8 AND 9 (ARB 3),
BLOCK 3, HOLLYWOOD, M.R.
28-59/60 (SEE APPLICATION)

CASE NO.

DATE: 06 - 25 - 2020
SCALE: 1" = 100'
USES FIELD
D.M.: 147 A 187
T.B. PAGE: 593 GRID: F-4
APN: 5546-013-012