

2022 145743



FILED

Jun 30 2022

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by CARINA CHEN

**CITY OF LOS ANGELES  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF  
DETERMINATION**

(California Environmental Quality Act Guidelines Section 15094,

THIS NOTICE WAS POSTED

ON June 30 2022

UNTIL August 01 2022

REGISTRAR - RECORDER/COUNTY CLERK

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State)

City of Los Angeles  
221 N. Figueroa St. Suite 1350  
Los Angeles, CA 90012

COUNCIL DISTRICT

1

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)

1111 Sunset Project

CASE NO.

ENV-2018-177-EIR and CPC-2018-176-DB-  
BL-VCU-CU-MCUP-DD-SPR

PROJECT DESCRIPTION AND LOCATION

The 1111 Sunset Project (Project) is a multi-building, mixed use development with up to 1,019,034 square feet of new floor area on an approximate 6.19 acre site, with a maximum of 994,982 square feet of habitable floor area as the Project design includes approximately 24,052 square feet of outdoor unenclosed floor area beneath the Project towers created by the pedestal design that would not be utilized as habitable floor area. 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. The Project Site is located at 1111-1115 West Sunset Boulevard; however 1115 West Sunset Boulevard is not part of the Project.

NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY

**Applicant:** 1111 Sunset Blvd. **Contact:** Brian Falls

CONTACT PERSON

Kathleen King

STATE CLEARING HOUSE NUMBER

2018051043

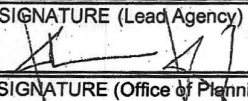
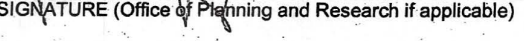
TELEPHONE NUMBER

(213) 847-3624

This is to advise that on June 29, 2022 the Los Angeles City Council took the following actions: (1) Found that the Project was assessed in the previously certified 1111 Sunset Project Environmental Impact Report No. ENV-2018-177-EIR, SCH No. 2018051043 certified on February 24, 2022; and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project; (2) Adopted the Findings of the Los Angeles City Planning Commission as the Findings of Council; (3) Presented and Adopted the accompanying Ordinance, for a Building Line Removal to repeal a variable building line along Beaudry Avenue between Alpine Street and Sunset Boulevard, established under Ordinance No. 95,440, repealing subsequent amending Ordinance No. 101,108; (4) Instructed the Department of City Planning to update the General Plan and appropriate maps pursuant to this action; (5) Advised the Applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the Project and the City may require any necessary fees to cover the cost of such monitoring and; (6) Advised the Applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certification Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

The Final Environmental Impact Report and the record of Project approval may be examined at the address for the lead

9/25/2012

agency set forth above.		
<b>SIGNIFICANT EFFECT</b>	<input checked="" type="checkbox"/> Project <b>will</b> have a significant effect on the environment. <input type="checkbox"/> Project <b>will not</b> have a significant effect on the environment.	
<b>MITIGATION MEASURES</b>	<input checked="" type="checkbox"/> Mitigation measures <b>were</b> made a condition of project approval. <input type="checkbox"/> Mitigation measures <b>were not</b> made a condition of project approval.	
<b>MITIGATION REPORTING / MONITORING</b>	<input checked="" type="checkbox"/> A mitigation reporting or monitoring plan <b>was</b> adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan <b>was not</b> adopted for the project.	
<b>OVERRIDING CONSIDERATION</b>	<input checked="" type="checkbox"/> Statement of Overriding Considerations <b>was</b> adopted. <input type="checkbox"/> Statement of Overriding Considerations <b>was not</b> adopted. <input type="checkbox"/> Statement of Overriding Considerations <b>was not</b> required.	
<b>ENVIRONMENTAL IMPACT REPORT</b>	<input checked="" type="checkbox"/> An Environmental Impact Report <b>was</b> prepared and certified and findings <b>were</b> made for project pursuant to the provisions of CEQA. <input type="checkbox"/> An Environmental Impact Report <b>was not</b> prepared for the project.	
<b>NEGATIVE DECLARATION</b>	<input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration <b>was</b> prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration <b>was not</b> prepared for the project.	
SIGNATURE (Lead Agency)		DATE OF PREPARATION
		06/30/22
SIGNATURE (Office of Planning and Research if applicable)		DATE
		
DISTRIBUTION: Part 1 - County Clerk Part 2 - Agency Record Part 3 - Resp. State Agency (if any) Part 4 - Office of Planning and Research (if applicable)		

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as \_\_\_\_\_

Department Representative



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Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by CARINA CHEN

This is a true and certified copy of the record  
if it bears the seal, imprinted in purple ink,  
of the Registrar-Recorder/County Clerk

JUN 30 2022

*Deane C. Lynn* REGISTRAR-RECORDER/COUNTY CLERK  
LOS ANGELES COUNTY, CALIFORNIA

