

**CPC-2013-2551-MCUP-DB-SPR
VTT-72370-CN-1A
ENV-2013-2552-EIR**

8148-8182 West Sunset Boulevard;
1438-1486 North Havenhurst Drive;
1435-1443 North Crescent Heights
Boulevard

8150 Sunset Boulevard Project

City Planning Commission

July 28, 2016



Outline

Project Location and Zoning

Project Overview

Requested Entitlements

Site Context and Existing Conditions

Plans and Renderings

Environmental Impact Report

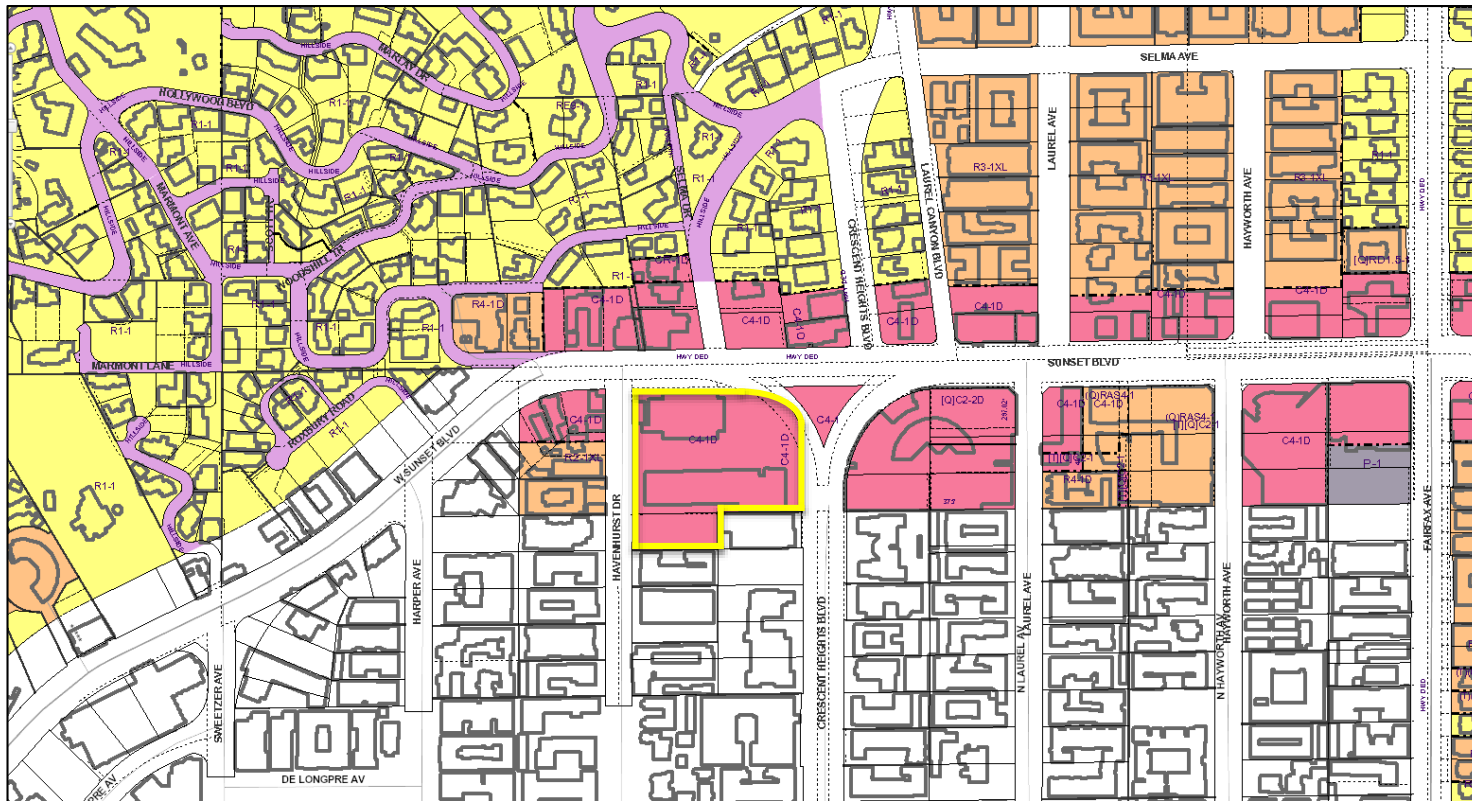
Issues

Conclusion

Recommended Actions



Project Location and Zoning



- Hollywood Community Plan area
- GPLU: Neighborhood Office Commercial
- C4-1D zone. 278 units by right.
- “D” limitation restricts site to 1:1 FAR (per Ordinance 164,714)
- No height limit
- Adjacent to City of West Hollywood

GENERALIZED ZONING	
	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5
	CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC
	CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
	P, PB
	PF
	HILLSIDE

Project Overview

Original Project	Proposed Project
249 dwelling units - 28 Very Low Income - 221 apartment units	249 dwelling units - 28 Very Low Income - 191 apts / 30 condos
111,339 sq ft retail	65,000 sq ft retail
16 stories, 216 feet max height	15 stories, 234 feet max height
849 parking spaces	820 parking spaces
Removal of existing 80,000 sq ft of commercial uses (bank, strip mall and associated parking)	

Changes from Original Project:

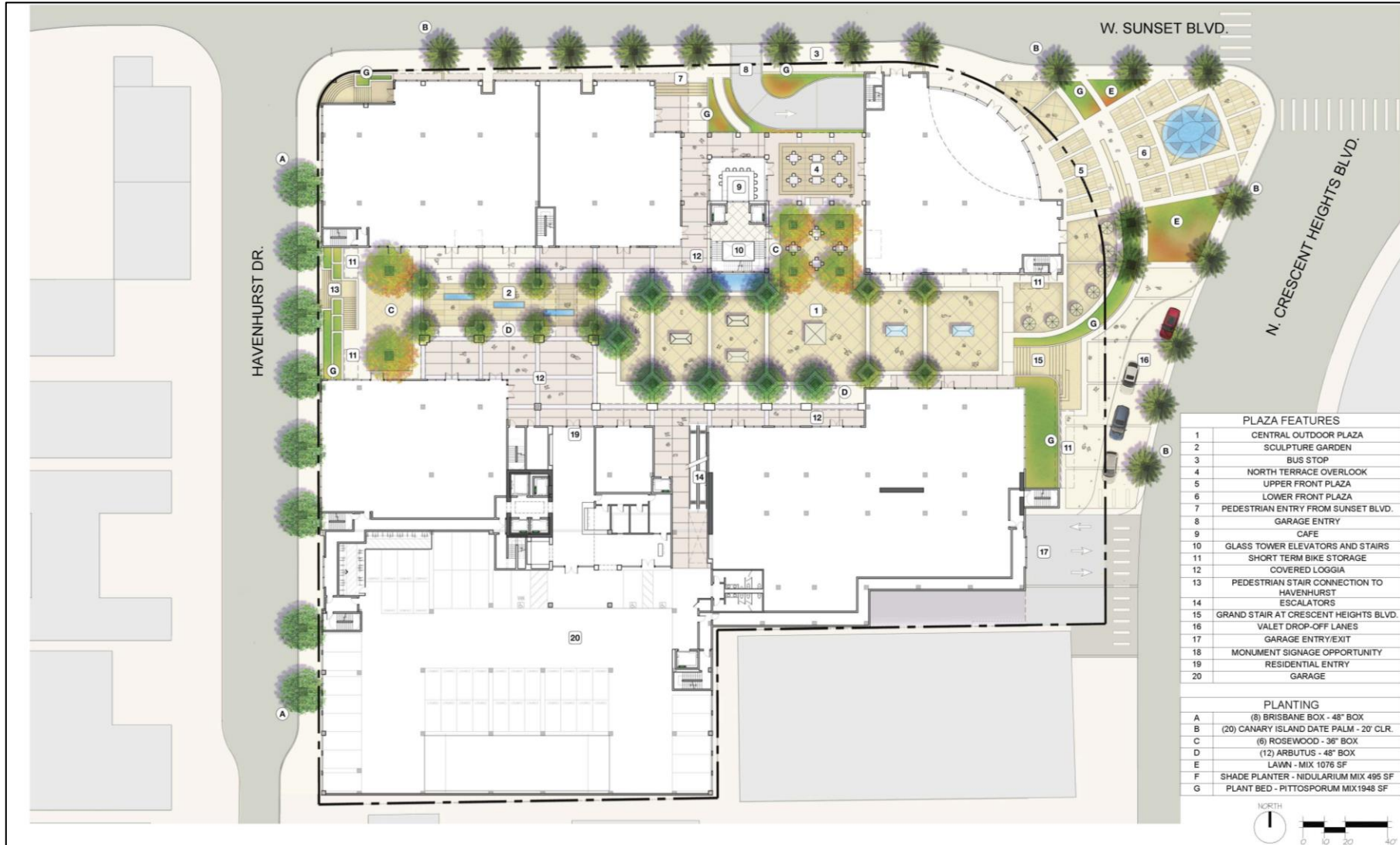
- Reduced commercial space
- Break up massing to create view corridor through project site
- Distinctive design
- Removed above ground parking, lowered podium height
- Removed rooftop restaurant/bar
- Vehicular access:
 - Commercial and Residential: Off Crescent Heights Boulevard
 - Residential: Off Havenhurst Drive



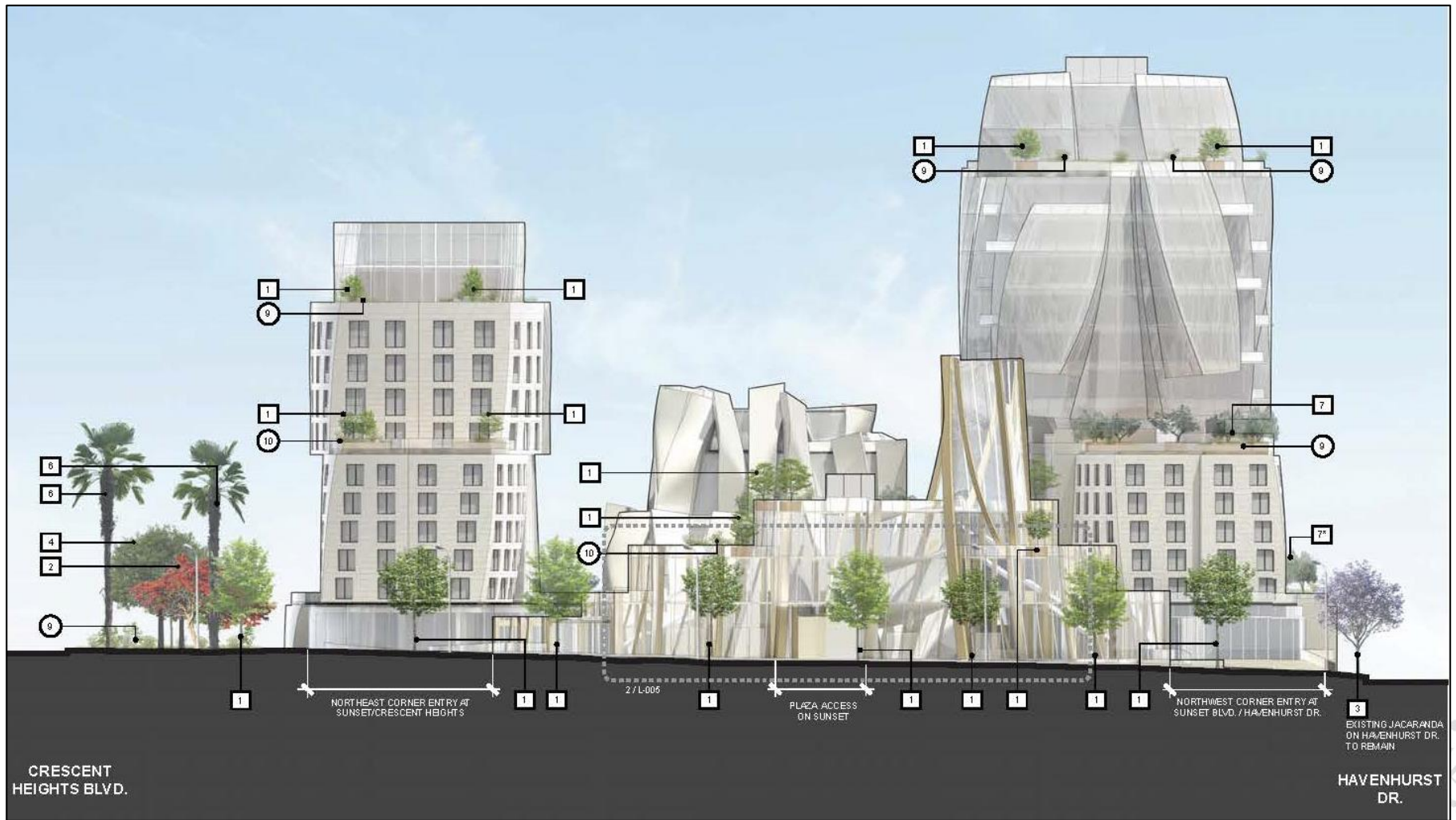
Original Project



Original Project



Proposed Project



Proposed Project



Requested Entitlements

Case No. ENV-2013-2552-EIR

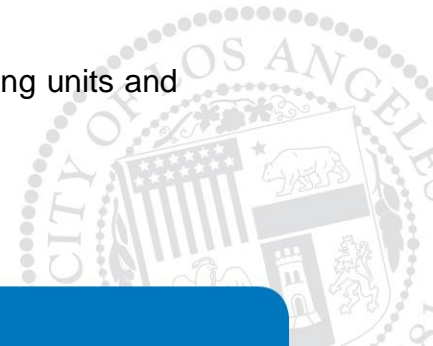
1. EIR Certification

Case No. VTT-72370-CN-1A

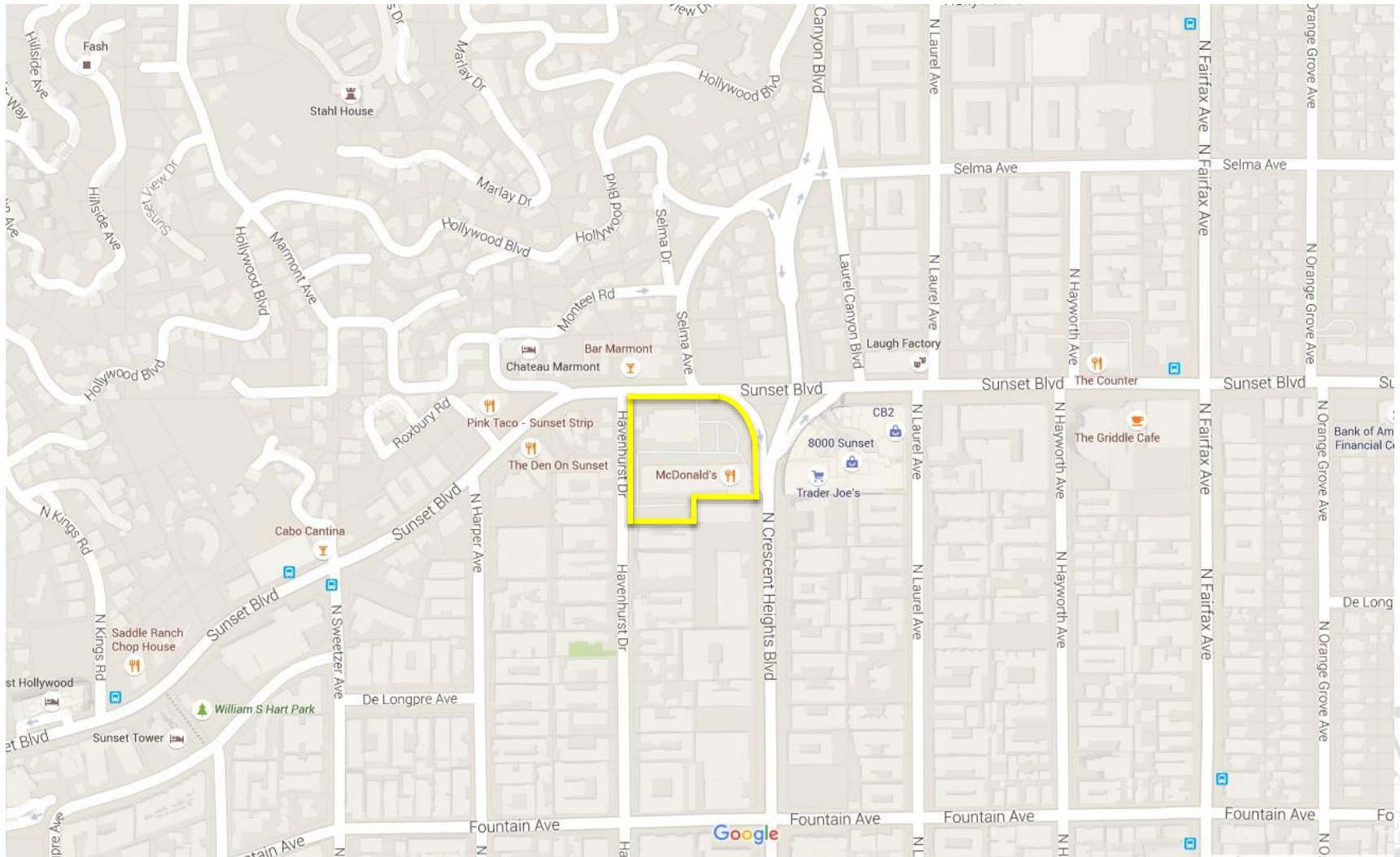
1. **Appeals of Advisory Agency Approval of Vesting Tentative Tract Map** to permit the merger and re-subdivision of a 111,339 square-foot site into one Master Lot and 10 airspace lots.

Case No. CPC-2013-2551-MCUP-DB-SPR

1. **Master Conditional Use Permit** (Alcohol sales for four restaurant/dining uses and one grocery store)
2. **Density Bonus** setting aside 11% (28 units) of the total units for Very Low Income Households, the utilization of Parking Option 1, and two Off-Menu Affordable Housing Incentives:
 - a. **Off-Menu Incentive** to allow the lot area including any land to be set aside for street purposes to be included in calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05;
 - b. **Off-Menu Incentive** to allow a 3:1 Floor Area Ratio for a Housing Development Project in which 50% of the commercially zoned parcel is located within 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC Section 12.22-A,25(f)(4)(ii);
3. **Site Plan Review** for a project which creates or results in an increase of 50 or more dwelling units and 50,000 gross square feet of nonresidential floor area.



Vicinity Map



Circulation

Street Designations and Standard Roadway Dimensions

Previous Designation	Previous Designated Dimensions	Example of Previous Built Dimensions	New Designation(s)	New Designated Dimensions (right-of-way/(Right-of-Way/Roadway widths, feet) Roadway widths, feet)
Major Highway Class I	(126/102)	(126/102)	Boulevard I	(136/100)
		(110/80)	Boulevard II	(110/80)
Major Highway Class II	(104/80)	(104/80)	Boulevard II	(110/80)
		(100/70)	Avenue I	(100/70)
		(86/56)	Avenue II	(86/56)
		(72/46)	Avenue III	(72/46)

Sunset Boulevard

- Current width: 95-foot right of way(10-foot sidewalk)
- Transportation Element: 104 feet (requires 2-foot sidewalk dedication for a 12-foot sidewalk)
- Mobility Plan 2035: 100 foot right of way (15 foot sidewalk)

Crescent Heights Boulevard

- Current width: 95-foot right of way (10-foot sidewalk)
- Transportation Element: 104 feet (requires 2-foot sidewalk dedication for a 12-foot sidewalk)
- Mobility Plan 2035: 86 foot right of way (15 foot sidewalk)

Havenhurst Drive

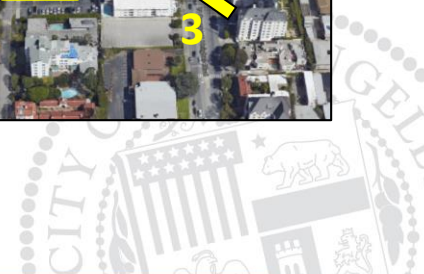
- Current width: 60-foot right of way (10-foot sidewalk)
- Transportation Element and Mobility Element: Local Street (no dedication required)



Project Site – Existing Conditions



Views from Crescent Heights and Sunset Boulevard



Project Site – Existing Conditions



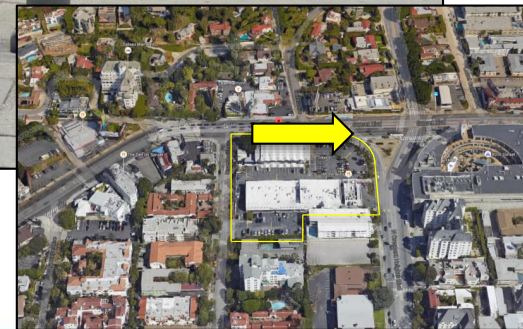
Views from Havenhurst Drive



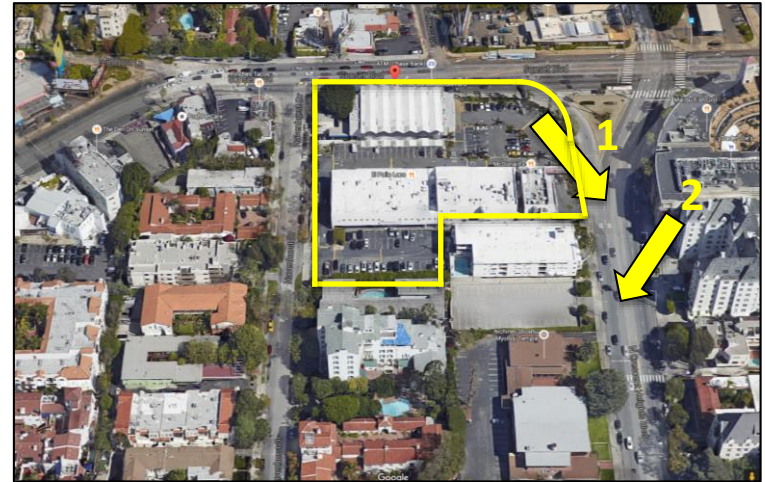
Neighborhood Context



Traffic island at Sunset and Crescent Heights Boulevard



Neighborhood Context



Views: Looking south and west on Crescent Heights Blvd.



Neighborhood Context



Views: Looking northeast along
Sunset Boulevard



Neighborhood Context



Views: Looking west along Sunset Boulevard



Neighborhood Context



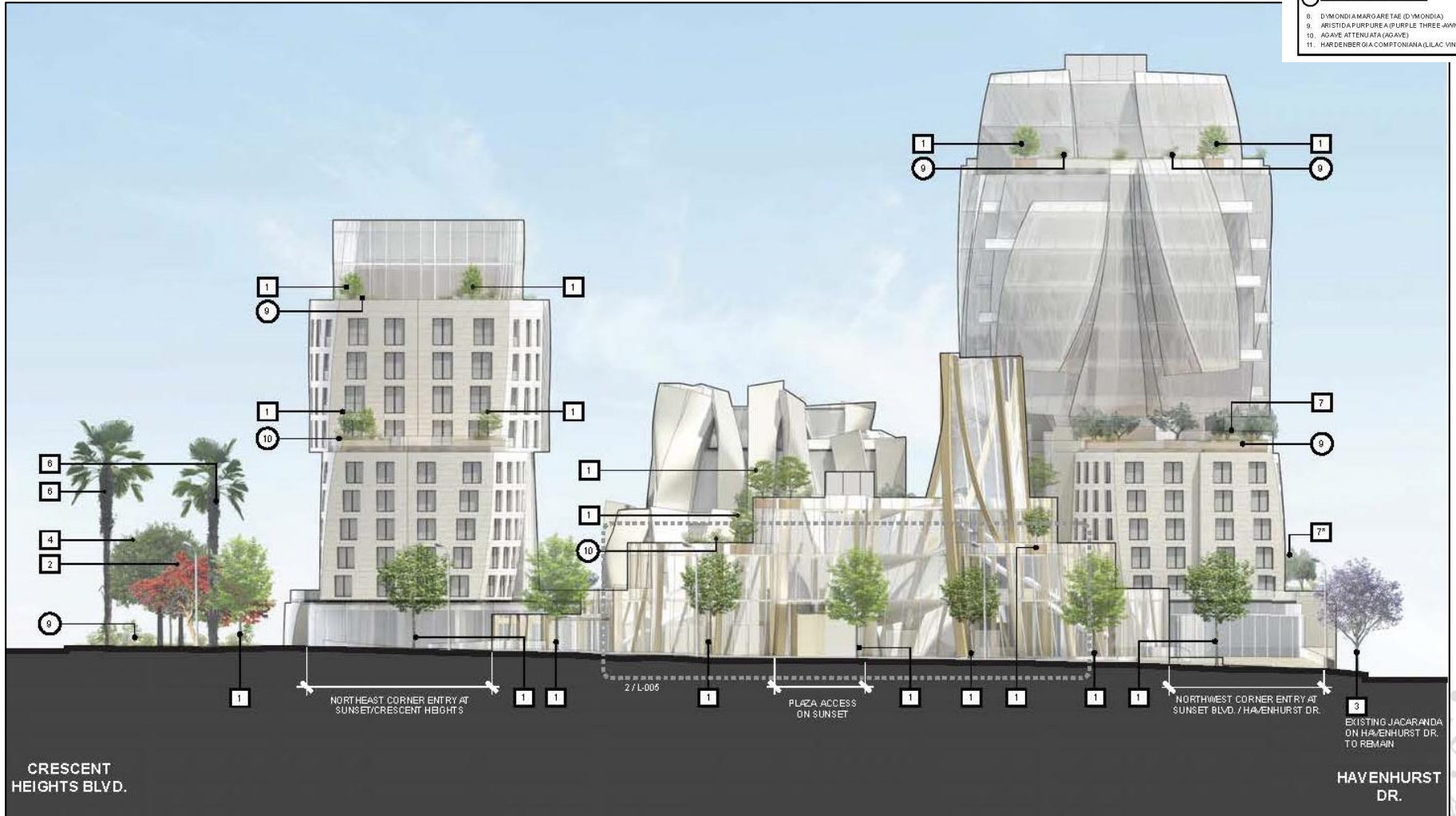
Views: Havenhurst Drive

North Elevation

GENERAL NOTE:
 1. UNLESS NOTED OTHERWISE, VEGETATION ARE PROVIDED IN ABOVE GROUND PLANTER BOXES.
 2. BELOW GRADE IN-GROUND TYPE PLANTERS ARE INDICED BY "T".
 3. A MINIMUM SOIL DEPTH OF 24" WILL BE PROVIDED, SOIL DEPTH VARY RESPECTIVE TO EACH SPECIES.
 4. STREET TREES AND LANDSCAPING OF PUBLIC CORNER PLAZAS TO BE PLANTED IN GROUND WITHOUT PLANTER BOX.

LEGEND

#	TREES
1.	BRISBANE BOX
2.	FLAME TREE
3.	JACARANDA
4.	PISTACIA CHINENSIS (CHINESE PISTACHE)
5.	LIQUID AMBAR
6.	MEXICAN FAN PALM TREE
7.	OLEUS EUROPAE A FRUITLESS OLIVE
#	GRASS, FOCAL, GROUND COVER
8.	DYMONDIA MARGARETAE (D'MONDIA)
9.	ARISTIDA PURPUREA (PURPLE THREE-JAWN)
10.	AGAVE ATTENUATA (AGAVE)
11.	HARDENBERGIA COMPTONIANA (LILAC VINE)

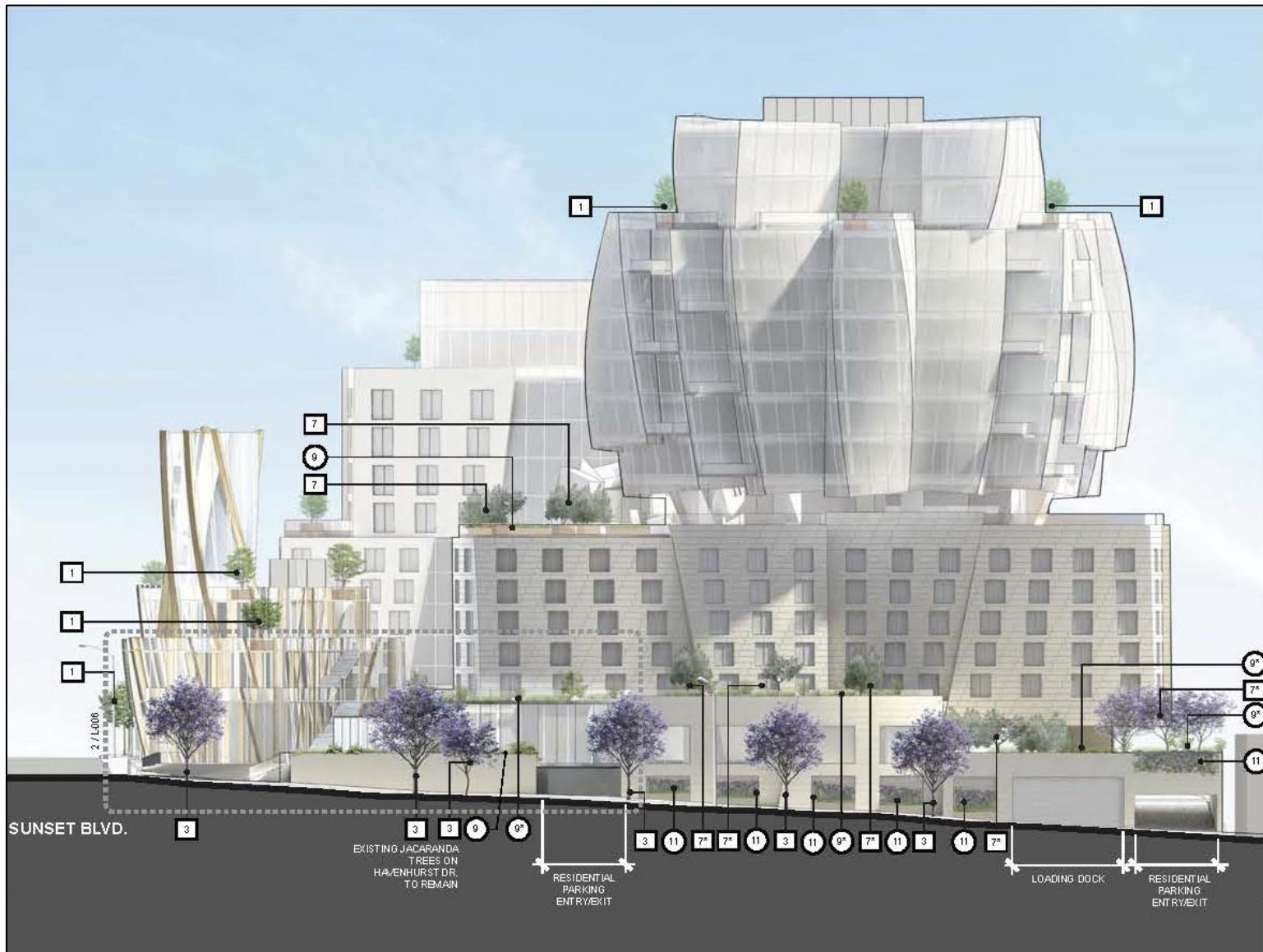


West Elevation

GENERAL NOTE:
 1. UNLESS NOTED OTHERWISE, VEGETATION ARE PROVIDED IN ABOVE GROUND PLANTER BOXES.
 2. BELOW GRADE IN-GROUND TYPE PLANTERS ARE INDICATED BY ***.
 3. MINIMUM SOIL DEPTH OF 24" WILL BE PROVIDED, SOIL DEPTH MAY VARY RESPECTIVE TO EACH SPECIES.
 4. STREET TREES AND LANDSCAPING OF PUBLIC CORNER PLAZAS TO BE PLANTED IN GROUND WITHOUT PLANTER BOX.

LEGEND

#	TREES
1.	BRISBANE BOX
2.	FLAME TREE
3.	JACARANDA
4.	PISTACIA CHINENSIS (CHINESE PISTACHE)
5.	LIQUID AMBER
6.	MEXICAN FAN PALM TREE
7.	OLEUS EUROPAEA FRUITLESS OLIVE
8.	GRASS, FOCAL, GROUND COVER
9.	D'YMONDIA MARGARETAE (D'YMONDIA)
10.	ARISTIDA PURPUREA (PURPLE THREE JAWN)
11.	AGAVE ATTENUATA (AGAVE)
11.	HARDENBERGIA COMPTONIANA (LILAC VINE)

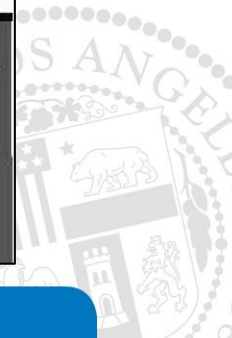


East Elevation

GENERAL NOTE:
 1. UNLESS NOTED OTHERWISE, VEGETATION ARE PROVIDED IN ABOVE GROUND PLANTER BOXES.
 2. BELOW GRADE IN-GROUND TYPE PLANTERS ARE INDICATED BY ***.
 3. A MINIMUM SOIL DEPTH OF 24" WILL BE PROVIDED, SOLOFTHAWY RESPECTIVE TO EACH SPECIES.
 4. STREET TREES AND LANDSCAPING AT PUBLIC CORNER PLACES TO BE PLANTED IN GROUND WITHOUT PLANTER BOX.

LEGEND

#	TREES
1	BRISBANE BOX
2	FLAME TREE
3	JACARANDA
4	PISTACIA CHINENSIS (CHINESE PISTACHE)
5	LIQUID AMBAR
6	MEXICAN FAN PALM TREE
7	OLEUS EUROPAEA FRUITLESS OLIVE
9	GRASS, FOCAL, GROUND COVER
6	D'YMONDIA MARGARETAE (D'YMONDIA)
9	ARISTIDA PURPUREA (PURPLE THREE JAWN)
10	AGAVE ATTENUATA (AGAVE)
11	HARDENBERGIA COMPTONIANA (LILAC VINE)

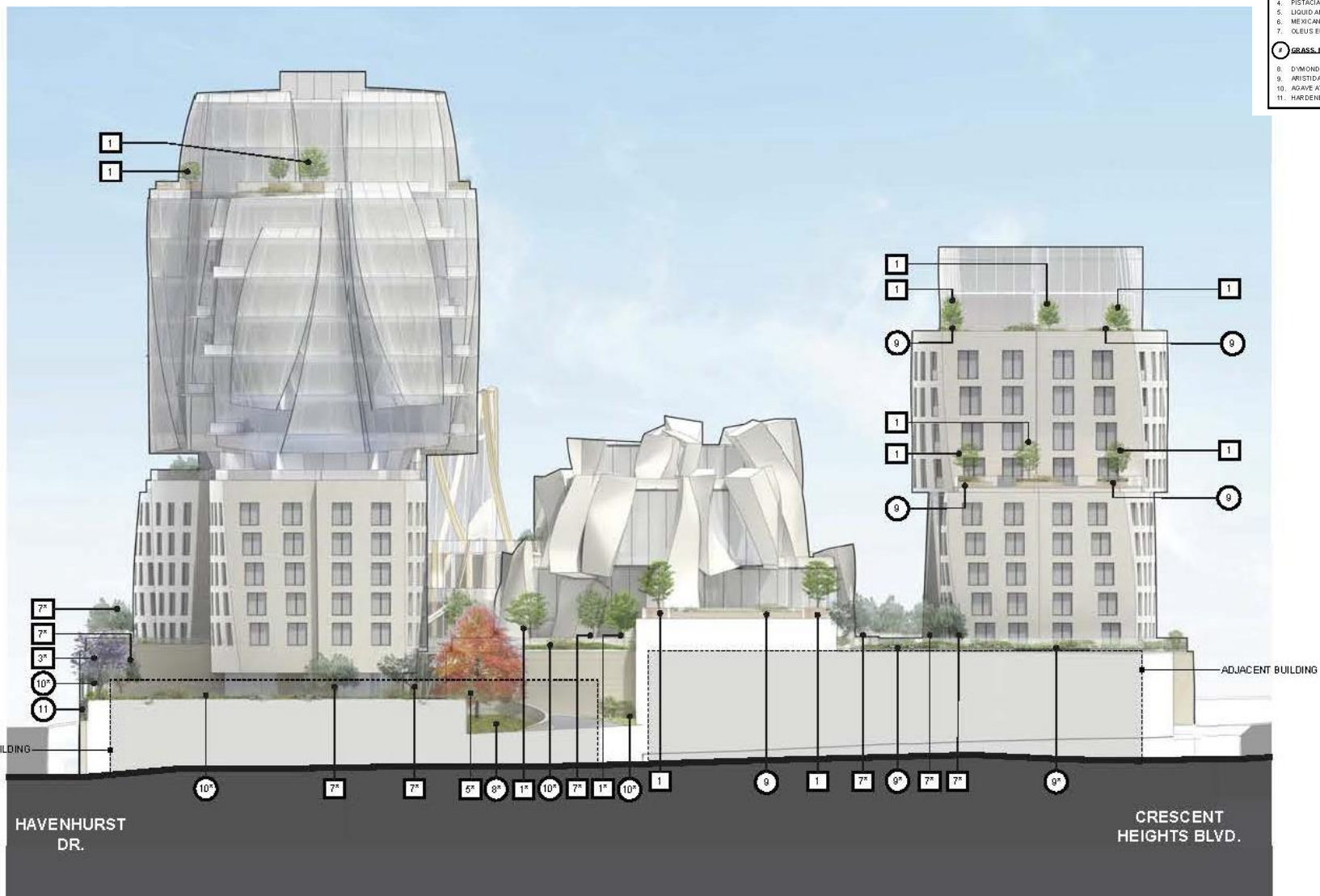


South Elevation

GENERAL NOTE:
 1. UNLESS NOTED OTHERWISE, VEGETATION ARE PROVIDED IN ABOVE GROUND PLANTER BOXES.
 2. BELOW GRADE IN-GROUND TREE PLANTERS ARE INDICATED BY ***.
 3. A MINIMUM SOIL DEPTH OF 24" WILL BE PROVIDED. SOIL DEPTH VARY RESPECTIVE TO EACH SPECIES.
 4. STREET TREES AND LANDSCAPING AT PUBLIC CORNER PLACES TO BE PLANTED IN GROUND WITHOUT PLANTER BOX.

LEGEND

#	TREES
1	BRISBANE BOX
2	FLAME TREE
3	JACARANDA
4	PISTACIA CHINENSIS (CHINESE PISTACHE)
5	LIQUID AMBER
6	MEXICAN FAN PALM TREE
7	OLEUS EUROPAE A FRUITLESS OLIVE
#	GRASS, FOCAL, GROUND COVER
8	D'YMONDIA MARGARETAE (D'YMONDIA)
9	ARISTIDA PURPUREA (PURPLE THREE JAWN)
10	AGAVE ATTENUATA (AGAVE)
11	HARDENBERGIA COMPTONIANA (LILAC VINE)



Environmental Impact Report

NOP: 9/12/2013

Draft EIR 62-Day Circulation Period: 11/20/2014 – 1/20/2015

Recirculated Draft EIR: 9/10/2015 – 11/9/2015

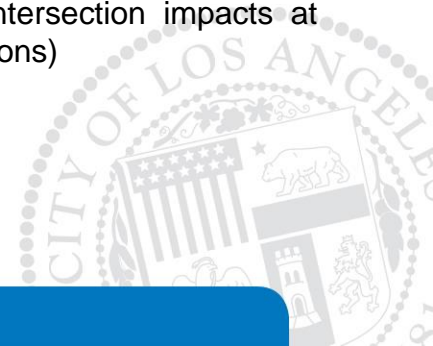
Final EIR Notice of Completion: 5/13/2016

Impacts found to be Less Than Significant with Mitigation:

- Aesthetics and Visual Character (Construction)
- Air Quality (Construction)
- Cultural Resources (Archeological and Paleontological Resources)
- Geology and Soils (Seismic Ground Shaking, Temporary Excavations Site Stability)
- Hazards/Hazardous Materials (Asbestos and Lead Based Paint: Transport, Use of Disposal of Hazardous Materials, Release of Hazardous Materials, Listed Hazardous Materials Site)
- Public Services (Police Protection, Fire Protection, Schools, Parks and Recreation)

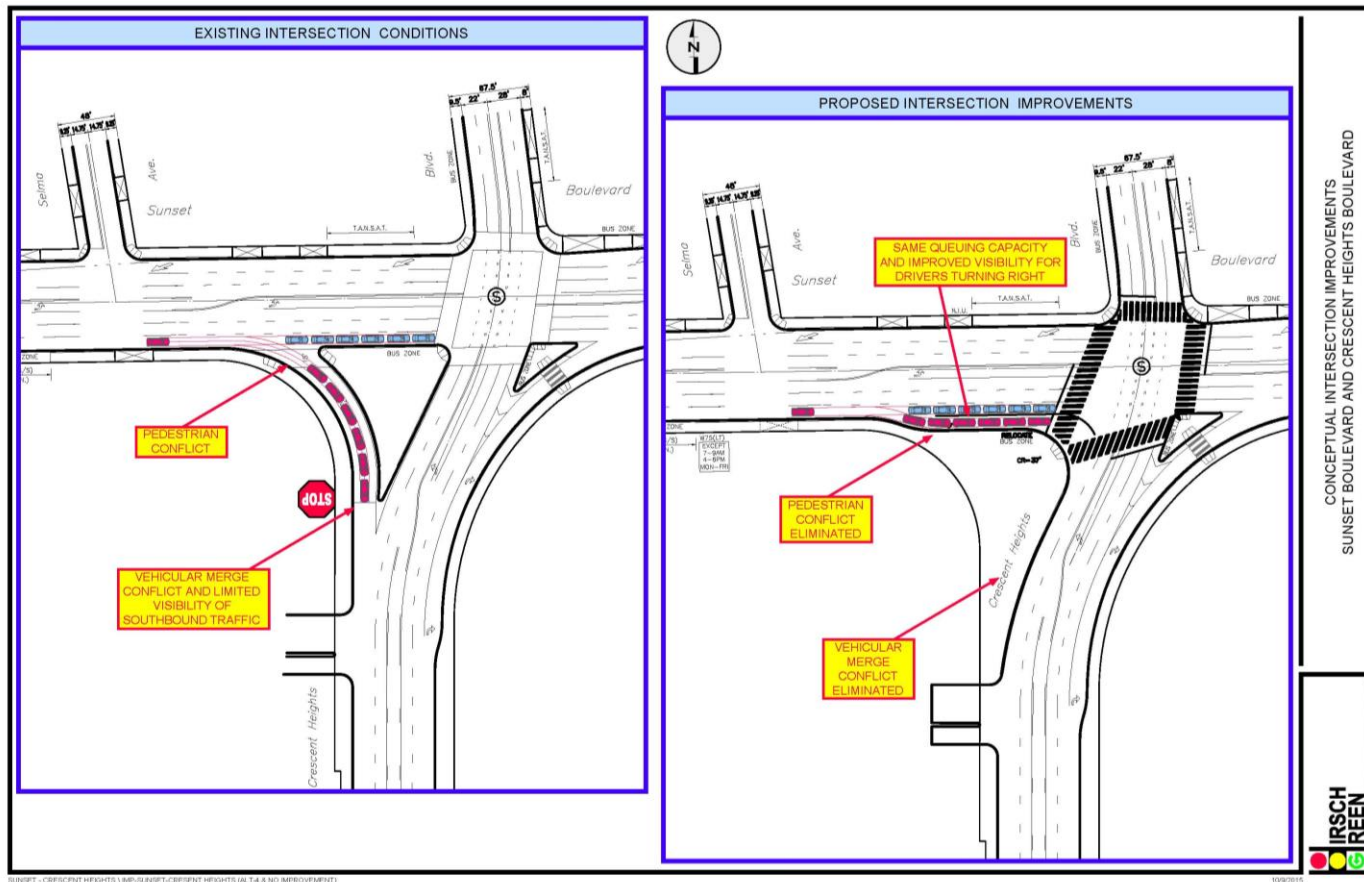
Impacts Found to be Significant and Unavoidable even with the implementation of all feasible mitigation:

- Cultural Resources (Historical Resources)
- Noise (Construction noise and vibration)
- Traffic and Transportation (Construction traffic during shoring and excavation phase; Intersection impacts at Havenhurst Drive and Fountain Avenue in the City of West Hollywood during project Operations)



Issues - Traffic island reconfiguration

- Intersection safety and capacity
- Supported by LADOT
- Retains same number of lanes
- Improvements at expense of applicant
- Traffic island to remain under City ownership
- Island not used to calculate FAR or open space
- No vacation involved



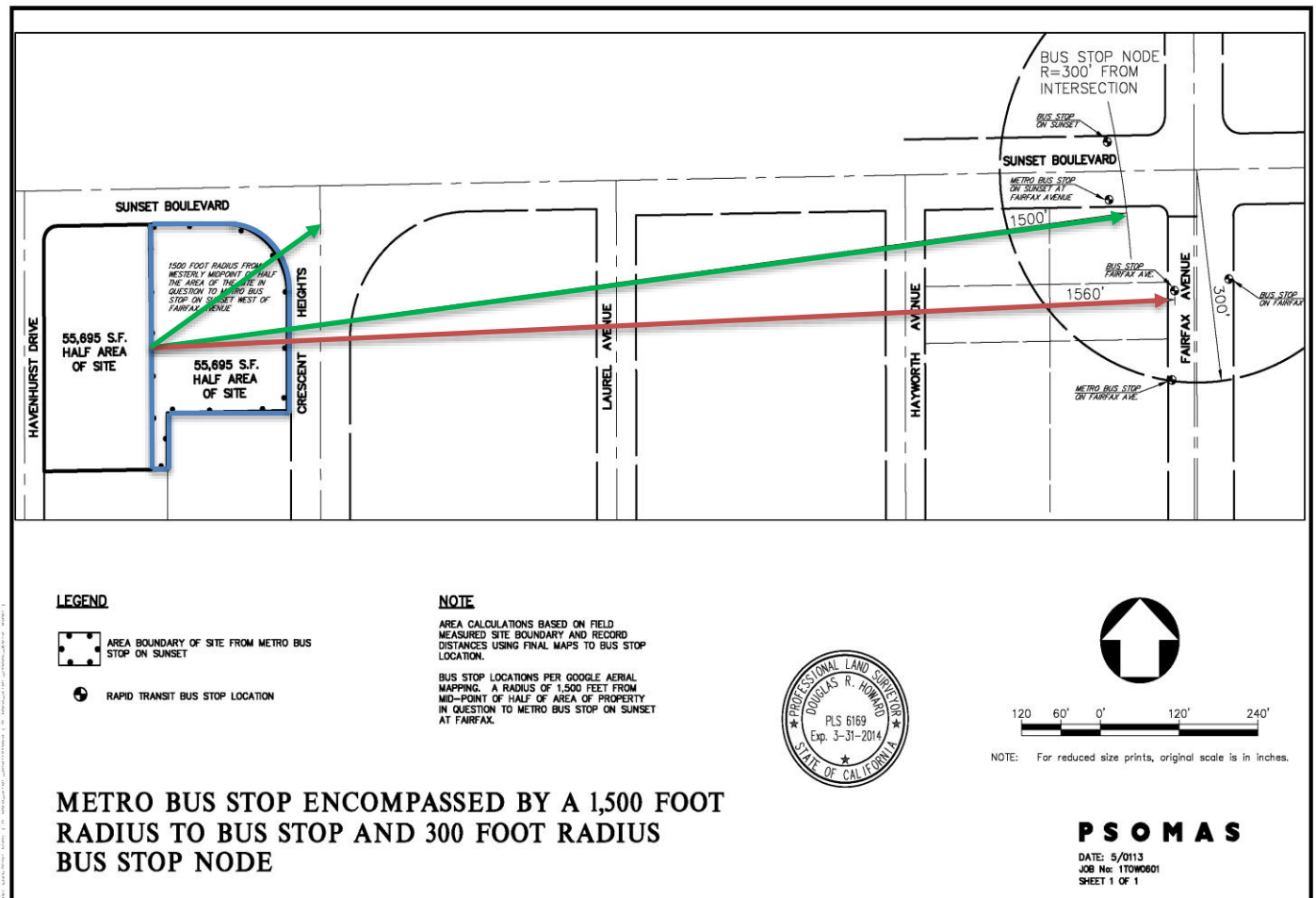
Issues – Density Bonus

Qualification for Density Bonus Incentives and 3:1 FAR

- Number of units to qualify for 35% density bonus
- Proximity to transit
- Fronts Major Highway
- Height District 1

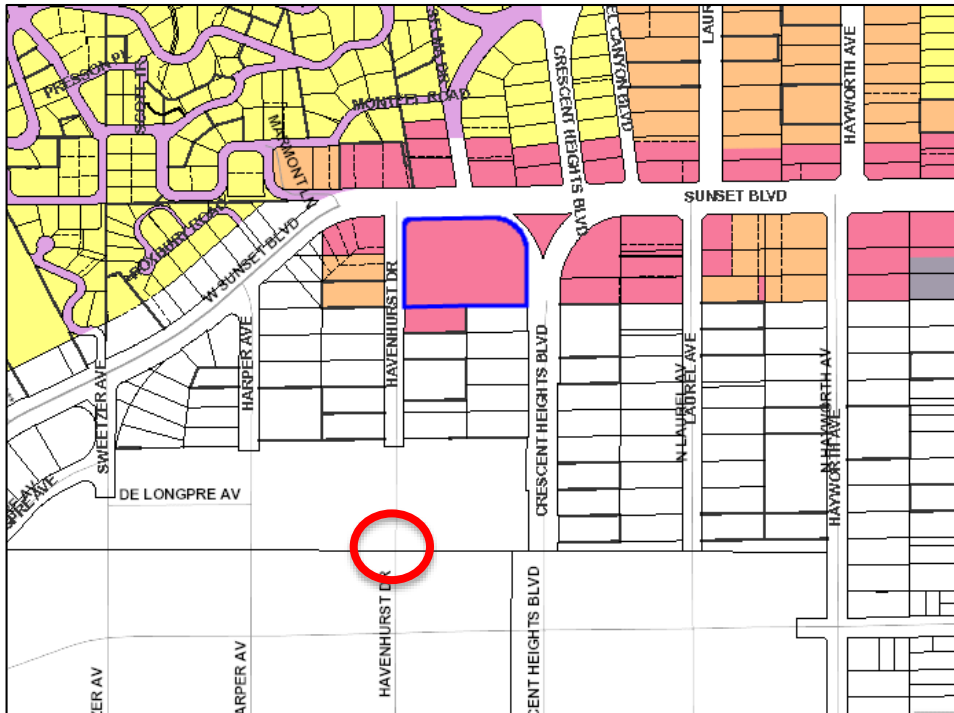
Transit Service

- Metro buses 2/302, 217, 218 and 780
- Combined 2015 ridership: over 11 million passengers



Issues – Significant Impacts

Operational impacts recognized as Significant and Unavoidable



Traffic impacts in the City of West Hollywood

- Mitigation Measure was identified to reduce impacts

Impacts to historic resources

Mitigation Measures require:

- Bank relocation feasibility study
- Relocation of two on-site art works
- Recordation
- Construction monitoring and salvage

Conclusion

- Replaces outdated strip mall and large parking lot with a distinctive, integrated design at the western gateway of Hollywood
- Infill development locates residents and neighborhood-serving retail near existing activity centers and public transit
- Provides needed housing, including Very Low Income housing
- Publically accessible amenities and improved pedestrian environment
- Consistent with existing land use pattern in the surrounding area
- Sustainability features (ELDP Certification, LEED Silver, EV-Ready Parking)
- Statement of Overriding Considerations



Recommended Actions

Case No. ENV-2013-2552-EIR

1. **Affirm** the Advisory Agency's certification of the EIR, Mitigation Monitoring Program, associated CEQA Findings and Statement of Overriding Considerations

Case No. VTT-72370-CN-1A

1. **Deny in Part** and **Grant in Part** four appeals to VTT-72370-CN

Case No. CPC-2013-2551-MCUP-DB-SPR

1. **Approve** the Master Conditional Use Permit (alcohol sales for four restaurant/dining uses and one grocery store)
2. **Approve** the Density Bonus setting aside 11% (28 units) of the total units for Very Low Income Households, the utilization of Parking Option 1, and two Off-Menu Affordable Housing Incentives:
 - a. Off-Menu Incentive to allow the lot area including any land to be set aside for street purposes to be included in calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05;
 - b. Off-Menu Incentive to allow a 3:1 Floor Area Ratio for a Housing Development Project in which 50% of the commercially zoned parcel is located within 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC Section 12.22-A,25(f)(4)(ii);
3. **Approve** the Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units and 50,000 gross square feet of nonresidential floor area.