



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

November 21, 2025

Puede obtener información en Español acerca de esta junta enviando un correo electrónico a per.planning@lacity.org

ENVIRONMENTAL CASE NO.:	ENV-2021-8030-EIR
PROJECT NAME:	The Star Project
PROJECT APPLICANT:	The Star LLC
PROJECT ADDRESS:	6061–6087 Sunset Boulevard and 6056–6090 Harold Way, Los Angeles, California 90028
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	13 – Soto-Martínez
PUBLIC COMMENT PERIOD:	November 24, 2025 – December 24, 2025
SCOPING MEETING:	Wednesday, December 10, 2025 at 5:30 PM. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for The Star 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 the 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 will be 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 approximately two-acre Project Site is located midblock, bounded by Sunset Boulevard to the south, Harold Way to the north, and adjacent properties to the east and west, within the Hollywood Community Plan area. The Project Site is currently developed with four commercial office buildings, three residential bungalows and a back house, and surface parking. (See attached Project Location Map)

PROJECT DESCRIPTION: The Project involves the construction of a 29-story mixed-use building comprising 434,581 square feet of office uses, 40,324 square feet of restaurant uses, 22,265 square feet of entertainment production/production support uses, and 8,880 square feet of theater space, with a maximum building height of 460 feet. The Project would also include 21,873 square feet of outdoor dining areas, as well as other outdoor

amenity areas. Upon completion, the Project would result in approximately 506,050 square feet of floor area on a two-acre site. All existing structures, totaling 72,877 square feet of floor area, would be demolished.

REQUESTED ACTIONS:

1. **A General Plan Amendment** to amend the land use designation to Regional Center Commercial for the lots fronting Harold Way;
2. **A Vesting Zone Change and Height District Change** to change the zoning to C2-2 for the lots fronting Harold Way and to C2-2-SN for the lots fronting Sunset Boulevard;
3. **A Main Conditional Use Permit** to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption within two restaurants, an outdoor podium deck, production space, and a theater;
4. **A Site Plan Review** to permit the development of a project which creates or results in an increase of 50,000 square feet or more of nonresidential floor area;
5. **A Zoning Administrator Interpretation** relative to the calculation of Floor Area for covered open space areas;
6. **A Vesting Tentative Tract Map** for the merger and re-subdivision of the Project Site into one ground lot and 14 airspace lots, a waiver of a 10-foot dedication requirement along Harold Way, and a Haul Route for the export of 300,000 cubic yards of soil; and
7. Other discretionary and ministerial permits that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, off-site or right-of-way encroachment permits, on-site and off-site tree removal permits, and sign permits.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on the Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality, Cultural Resources, Energy, 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), Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in an online virtual format to share information regarding the Project and the environmental review process. City staff, environmental consultants, and Project representatives will be available during this meeting which will begin with a presentation. The City encourages all interested individuals and organizations to attend this meeting. After the Public Scoping Meeting has ended, a copy of the prerecorded presentation can be requested by contacting the Staff Planner listed below. A separate more detailed instructions page is included in this communication. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for entitlement requests will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting is as follows:

Date: Wednesday, December 10, 2025

Time: 5:30 PM

Virtual Location: Visit <https://planning-lacity-org.zoom.us/j/84461515639> or by phone dial US: +1 213 338 8477 or +1 669 900 9128, and enter Webinar ID: 844 6151 5639 followed by #. When prompted for a participant ID, please press #.

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, Room 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 <https://planning.lacity.gov/development-services/eir>. Type the Project name or environmental case number into the search box.

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, December 24, no later than 4:00 P.M.**

Please direct your comments to:

Mail: More Song, City Planner
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Room 1350
Los Angeles, CA 90012

E-mail: More.Song@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. Sign language interpreters 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



More Song, City Planner
Department of City Planning
(213) 978-1319

Attachments:
Project Location Map
Conceptual Site Plan
Scoping Meeting Instructions



Figure 2
Aerial Photograph of the Project Site and Vicinity

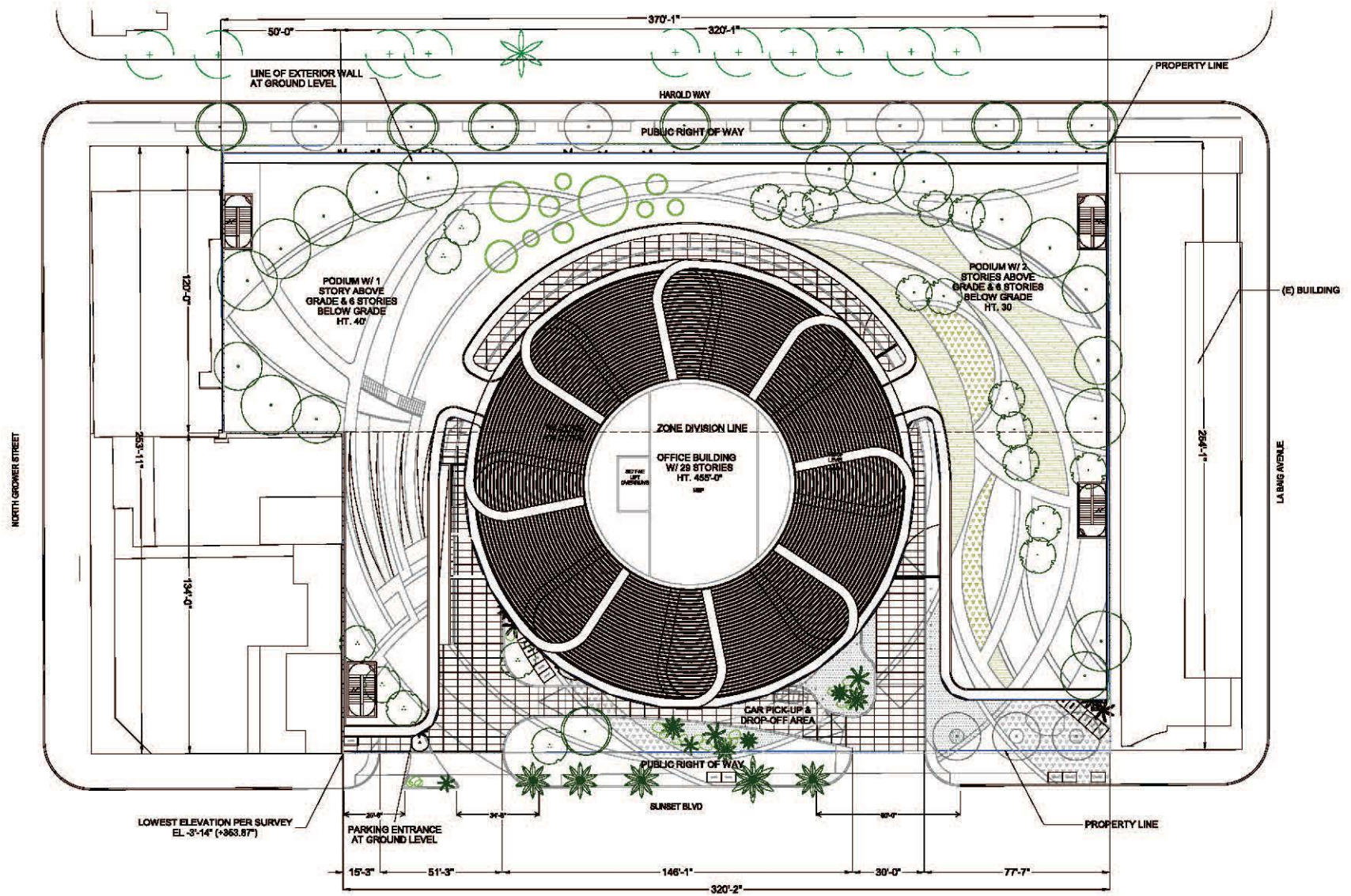


Figure 3
Conceptual Site Plan

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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The Star Project Scoping Meeting

RE: Zoom Meeting Instructions for The Star Project Scoping Meeting – 6061–6087 Sunset Boulevard and 6056–6090 Harold Way, Los Angeles, California 90028

How to participate in the Virtual Public Scoping Meeting

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about The Star Project (ENV-2021-8030-EIR) and have an opportunity to ask questions about the Project as well as provide input as to what environmental topics the Environmental Impact Report of the Project should study. For this Virtual Public Scoping Meeting we will be using Zoom as our virtual platform. To participate you will need access to a computer, tablet, smartphone, or telephone. Please follow the instructions below to participate.

- 1) Join the meeting via your computer, smartphone, or tablet. You may use the link on the Notice of Preparation or go to zoom.us and enter the Webinar ID 844 6151 5639.
- 2) Or, join the meeting via phone dial: US: +1 669 900 9128 or +1 213 338 8477, and when prompted, enter the Webinar ID 844 6151 5639 followed by #. When prompted for a participant ID, please press #.
- 3) Listen to the presentation.
- 4) Ask Questions: After the presentation has ended, raise your hand via the raise hand button on the Zoom platform (or press *9 on your phone). Staff will call out each person wishing to speak and will unmute you for the duration of your comment or question.
- 5) Submit Public Comment after the meeting to Department of City Planning staff through regular mail or e-mail. Please follow instructions on the Notice of Preparation.

Note: If you experience any technical difficulties during the meeting: Click the hand raise button (if using a computer) or press *9 if using a telephone.