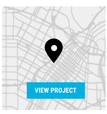
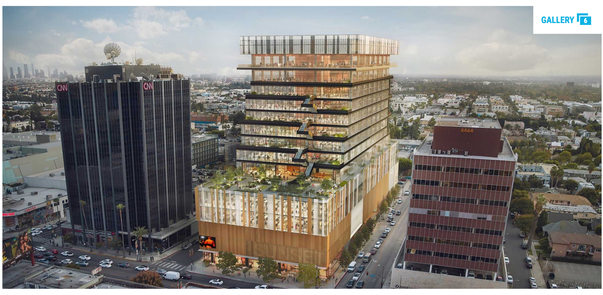
HOLLYWOOD

L.A. City Planning Commission signs off on office tower at 6450 Sunset Boulevard in Hollywood



The Sunset + Wilcox project is on pace for completion in 2026

OCTOBER 27, 2022, 12:30PM STEVEN SHARP 36 COMMENTS



At its meeting today, the Los Angeles City Planning Commission signed off on a proposal from developers Millennium Partners and Shorenstein Properties to erect a mid-rise office tower at 6450 Sunset Boulevard in Hollywood.

The project, which saw its final environmental impact report released in August, is named Sunset + Wilcox for its location at the southeast corner of that intersection. Plans call for razing several existing commercial building, including a Staples office supply store, clearing the way for a new 15-story tower featuring roughly 431,000 square feet of offices above 12,386 square feet of ground-floor retail space. Parking for 1,179 vehicles would be located within podium and subterranean garage levels.

6450 Sunset Boulevard
Google Street View

Gensler is designing Sunset + Wilcox, which would rise approximately 275 feet in height, and feature a series of setbacks and terrace levels which create 22,000 square feet of amenity decks for use by tenants. Design changes implemented earlier this year, a result of feedback from the city's Urban Design Studio, have resulted in modest changes to the cladding of the building, while keeping its overall appearance mostly the same.

According to the environmental study published last month, Sunset + Wilcox is expected to be complete in 2026.

6450 Sunset Boulevard
Google Maps

While the project secured approval, Millennium Partners and Shorenstein Properties were faced with appeal from David Carrera, a nearby resident, who advocated against granting a request to waive an alley dedication along the rear of the site. A wider alley, he argued, could serve as a viable means of vehicular ingress and egress to the site, which would allow for the removal of curb cuts along Colce Place and Wilcox Avenue.

"As proof of our commitment to being on the forefront of sustainable development, 6450 Sunset will be the first ever all-electric office building in the greater LA region," said Brian Lewis of Marathon Communications, who represents the development team. "The urgency surrounding the climate crisis compels us to take this vital step now even though such action is voluntary and not required by law. Considering that gas used in residential and commercial buildings is a significant source of greenhouse gas emissions, there are multiple health, climate, and economic benefits associated with transitioning to all-electric buildings. Electrification creates healthy working and living environments."

"I've been proud to lead the City of Los Angeles's efforts to decarbonize buildings, starting with public facilities, and I've always said that this would and should incentivize the private sector to follow suit. I am thrilled that, after much engagement with my office, this applicant is boldly taking this on – not because it's required, but because it's the right thing to do," said Councilmember Mitch O'Farrell, who represents Hollywood, in statement. "This is how Los Angeles is going to get to 100% carbon-free, renewable energy: with the public and private sectors each doing their part, and each prioritizing creative, innovative projects. I challenge all other applicants to follow this example."

The project joins a number of ground-up developments slated for the stretch of Sunset Boulevard between Vine Street and Highland Avenue, including the $1-billion Crossroads Hollywood complex, a proposed Art Deco hotel at Cahuenga Boulevard, and an apartment tower which would rise at the former site of Amoeba Music. Likewise, the Sunset + Wilcox complex follows a string of new office developments in Hollywood, many of which have been built by Hudson Pacific Properties and Kilroy Realty Corporation.

Millennium Partners, the developer behind Sunset + Wilcox, is also seeking to build a $1-billion skyscraper complex adjacent to the Capitol Records Building and Pantages Theatre.

- Sunset + Wilcox (Urbanize LA)

6450 SUNSET BOULEVARD MILLENNIUM PARTNERS GENSLER SUNSET + WILCOX SHORENSTEIN COMPANY

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