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INFORMATION
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September 19, 2016

**NOTICE OF COMPLETION AND AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT
CITY CASE NO. ENV-2013-3747-EIR
STATE CLEARINGHOUSE NO. 2014031014**

To: Owners of Property and Occupants and Other Interested Parties
Project Name: Landmark Apartments Project
Project Location: 11750–11770 Wilshire Boulevard; 1211–1235 Stoner Avenue;
1222 Granville Avenue, Los Angeles, CA 90025
Community Plan Area: West Los Angeles
Council District: 11—Mike Bonin

PROJECT DESCRIPTION: Douglas Emmett Management, LLC, proposes to construct a 34-story residential building containing up to 376 multi-family dwellings, including market-rate and affordable housing units, and an approximately 18,000 square-foot, privately maintained, publicly accessible open space area on a 2.8-acre site in the West Los Angeles Community Plan Area of the City of Los Angeles. The Project Site is currently occupied with a 42,900 square-foot, single-story supermarket building to be demolished under the Project; a 364,791 square-foot, 17-story office building to remain; and a four-level subterranean parking structure spanning the Project Site. The existing parking structure contains 1,321 parking spaces. To support the foundation of the new residential building, the Project proposes the partial demolition and reconstruction of a portion of the four-level subterranean parking structure. Specifically, 365 existing parking spaces would be removed and 166 new spaces would be constructed, resulting in a total of 1,122 parking spaces on-site. In total, the Project would remove approximately 42,900 square feet of existing floor area and construct approximately 360,291 square feet of new floor area, resulting in an increase of 317,391 square feet of net new floor area.

PERMITS AND APPROVALS: Approvals required for development of the Project may include, but are not limited to, the following: Vesting Zone Change from [Q]C2-2-CDO to (T)(Q)C2-2-CDO pursuant to LAMC Section 12.32; Design Overlay Plan Approval under the CDO pursuant to LAMC Section 13.08; Zoning Administrator's Determination for Reduced Off-Street Parking Spaces pursuant to LAMC Section 12.24 Y to permit a 10-percent reduction in the required parking for an existing commercial building located not more than

1,500 feet from a bus station or similar transit facility; approval of a Reduced Side Yard Setback pursuant to LAMC Section 17.03 to allow a reduced side yard setback for the podium level of the residential building along Granville Avenue of 15 feet in lieu of the required 16 feet; Site Plan Review pursuant to LAMC Section 16.05; a Vesting Tract Map to create five land and/or airspace lots on the Project Site pursuant to LAMC Section 17.15; a Development Agreement; and other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

DOCUMENT REVIEW: If you wish to review a print copy of the Final EIR or the documents referenced in the Final EIR, you may do so by appointment, between the hours of 8:00 A.M. and 4:00 P.M., at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles, CA 90012.

The Final EIR is also available online at the Department of City Planning's Website [<http://planning.lacity.org/> (click on "Environmental Review" and then "Final EIR")]. A CD-ROM of the Final EIR can be purchased for \$7.50 per copy. Contact Alejandro Huerta of the City of Los Angeles at (213) 978-1454 to purchase a copy.

In addition, an electronic copy of the Final EIR is available for review at the following libraries:

- 1) Central Library—630 West Fifth Street, Los Angeles, CA 90071-2002
- 2) West Los Angeles Regional Library—11360 Santa Monica Blvd., Los Angeles, CA 0025-3152
- 3) Donald Bruce Kaufman—Brentwood Branch Library —11820 San Vicente Blvd., Los Angeles, CA 90049-5002
- 4) Westwood Branch Library—1246 Glendon Ave., Los Angeles, CA 90024-4914

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