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June 19, 2008

**NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
ENV-2006-9653-EIR
STATE CLEARINGHOUSE NO. 2007031159**

To: Owners of Property and Occupants and Other Interested Parties

Project Name: The Lexington Project

SITE LOCATION: 6677 W. Santa Monica Blvd., Los Angeles, CA 90038

PROJECT DESCRIPTION:

The proposed Lexington Project would include the development of approximately 786 residential units with approximately 22,200 square feet of community-serving retail and restaurant uses. The residential uses would be located within six buildings ranging from five to six stories in height and would include open space and recreational amenities. The community-serving retail and restaurant uses would be located on the ground level along the Santa Monica Boulevard frontage. Additionally, a three level parking facility, providing approximately 1,612 spaces within two subterranean levels and one ground level, would be located below the residential uses. To accommodate the proposed project, existing structures on the site would be removed.

The project would require various approvals and may include, but may not be limited to, the following: certification of an Environmental Impact Report; a vesting tentative tract map; general plan amendment to change the designation of the site from Limited Industrial to General Commercial; zoning change to change the zoning of the site from [Q] M1-1VL-SN to C2-2D-SN; Site Plan Review Findings; relief from the Advisory Agency's parking policy; Conditional Use Permit for alcoholic beverages; Project Permit Compliance or other necessary signage approvals pursuant to the requirements of the Hollywood Signage Supplemental Use District; demolition, grading, excavation, foundation, and associated building permits; haul route approval; and any additional actions as may be deemed necessary.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Significant and unavoidable impacts have been identified with regard to construction and operational air quality emissions, construction noise, land use, and construction and operation traffic. Other issues addressed in the Draft EIR include aesthetics, historic resources, hazards and hazardous materials, hydrology/water quality, land use, public services (police, fire, libraries, parks, and school services), solid waste, and water supply. With implementation of proposed mitigation measures, no significant and unavoidable impacts in these other issue areas addressed in the EIR are expected with regard to construction or operation of the project.

DOCUMENT REVIEW AND COMMENT:

If you wish to review a copy of the Draft Environmental Impact Report (Draft EIR) or the documents referenced in the Draft EIR, you may do so at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles. Copies of the Draft EIR are also at the following Library Branches:

- 1) Central Library - 630 West 5th Street, Los Angeles, CA 90071
- 2) John C. Fremont Branch Library - 6121 Melrose Avenue, Los Angeles, CA 90038
- 3) Will and Ariel Durant Branch Library - 7140 Sunset Boulevard, Los Angeles, CA 90046
- 4) Frances Howard Goldwyn Hollywood Regional Library - 1623 North Ivar Avenue, Los Angeles, CA 90028


The Draft EIR is also available online at the Department of City Planning's website [www.lacity.org/PLN (click on "Environmental" and then "Draft Environmental Impact Reports")]. The Draft EIRs can be purchased on cd-rom for \$7.50 per copy. Contact **David Somers** at (213) 978-1355 to purchase one.

If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing by **August 4, 2008**.

Please direct your responses to:

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S. Gail Goldberg
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