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CITY PLANNING**

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**October 20, 2011**

**NOTICE OF COMPLETION AND AVAILABILITY OF  
DRAFT ENVIRONMENTAL IMPACT REPORT  
ENV-2008-2141-EIR  
STATE CLEARINGHOUSE NO. 2008061123**

**To:** Owners of Property and Occupants and Other Interested Parties  
**Project Name:** Boyle Heights Mixed-Use Community Project  
**Site Location:** The 68.8-acre site is generally bordered by East 8th Street to the north, Grande Vista Avenue to the east, and Olympic Boulevard to the south, with the western boundary located parallel to and just east of South Soto Street. (Refer to attached map)

**Community Plan Area:** Boyle Heights

**Council District:** 14 (Josè Huizar)

**Comment Review Period:** October 20, 2011 – **December 19, 2011**

**PROJECT DESCRIPTION:** Thurman Interim California, LLC, a Delaware limited liability company through its affiliate, Fifteen Group Land and Development plans to develop the Boyle Heights Mixed-Use Community Project (proposed project). The project site is currently developed with 1,187 units of rental housing. The proposed project would replace existing residential development with a new mixed-use residential/commercial community that would include rental units and increased homeownership opportunities, complemented by neighborhood-serving retail and office space, civic uses, green/open space, and amenities. Specifically, the project would include up to 4,400 residential units comprised of no less than 1,200 rental units and up to 3,200 condominium units, 325,000 square feet of neighborhood-serving retail, office, and civic uses, approximately 24 acres of public, semi-private, and private usable open space and approximately 18.21 acres of planted streetscape and yard areas. Upon completion of the project, there would be no net loss of rental housing units within the project site as compared to current conditions. Overall, the project is intended to provide a walkable community with modern amenities and a high-quality design that promotes sustainability.

It is anticipated that approvals required for the proposed project would include, but may not be limited to, the following:

- General Plan Amendment pursuant to LAMC Sections 11.5.6 and 12.32(E) to:
  - Revise the project site’s land use designation from Low Medium II Residential to Medium Residential and Regional Center;
  - Amend the Boyle Heights Community Plan by adding a General Plan policy specific to the project site that would require future approval of a Specific Plan before development could occur and then provide flexibility in the types of uses permitted under the General Plan;
  - Amend the Regional Center and Medium Residential land use designations in the Boyle Heights Community Plan to reflect that the Boyle Heights Mixed Use Specific Plan Zone (BHMUSP) is a consistent and permitted zone under the Regional Center and Medium Residential land use designations;
- Adoption of the Boyle Heights Mixed-Use Community Project Specific Plan pursuant to LAMC Section 12.32(E);
- Zoning Code Amendment/Zone Change pursuant to LAMC Section 12.32(E) and (F) to:
  - Create the Boyle Heights Mixed-Use Specific Plan Zone (BHMUSP), requiring all future development on the subject site to conform to the Boyle Heights Mixed-Use Community Project Specific Plan;
  - Zone change of the project site from RD 1.5-1 to the Boyle Heights Mixed-Use Specific Plan Zone;
- Development Agreement pursuant to California Government Code §65864, et seq. (to memorialize various project design features and commitments, and vest rights for project development);
- Subdivision Map;
- Haul Route approval, as necessary;
- Coverage under the National Pollution Discharge Elimination System (NPDES) Permit by the Los Angeles Regional Water Quality Control Board;
- Issuance of all required ministerial permits necessary to implement the project (e.g., grading, building, certificate of occupancy, water, sewer, storm drain, etc.) by the City of Los Angeles; and
- Any additional actions as may be deemed necessary.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** Significant and unavoidable impacts have been identified with regard to aesthetics (visual quality related to removal of historic resources), air quality (construction, operational, and cumulative emissions), historic resources, noise (construction), traffic (operational impacts at 6 locations, traffic intrusion impact if the neighborhood intrusion mitigation program cannot be implemented, and cumulative impacts), and solid waste (operations and cumulative). Other issues addressed in the Draft EIR include: aesthetics (views,

light, glare, and shading); archaeological/paleontological resources; greenhouse gas emissions; geology and soils; hazards and hazardous materials; land use and planning; employment, housing, and population; noise (operations); public services (i.e., police, fire, schools, parks and recreation, and libraries); traffic (i.e., construction, access, and parking), surface water hydrology and surface water quality; and utilities (i.e., water supply, wastewater, and solid waste [construction]). With implementation of the proposed mitigation measures, no significant and unavoidable project or cumulative impacts other than those identified in these other issue areas addressed in the Draft EIR are expected with regard to construction or operation of the proposed project.

**DOCUMENT REVIEW AND COMMENT:** If you wish to review a copy of the Draft Environmental Impact Report (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 available at the following Library Branches:

- 1) Central Library - 630 W. 5<sup>th</sup> Street, Los Angeles, CA 90071
- 2) Malabar Library - 2801 Wabash Avenue, Los Angeles, CA 90033
- 3) Benjamin Franklin Library - 2200 E. 1<sup>st</sup> Street, Los Angeles, CA 90033
- 4) Robert Louis Stevenson Library - 803 Spence Street, Los Angeles, CA 90023

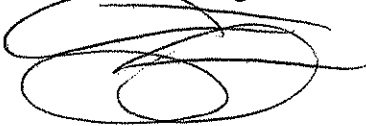
The DEIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/> (click on "Environmental" and then "Draft Environmental Impact Reports")]. The DEIRs can be purchased on cd-rom for \$7.50 per copy. Contact **Sergio Ibarra** at **(213) 978-1333** to purchase one.

The review period for the Draft EIR begins on October 20, 2011 and ends on December 19, 2011. If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing by **December 19, 2011**.

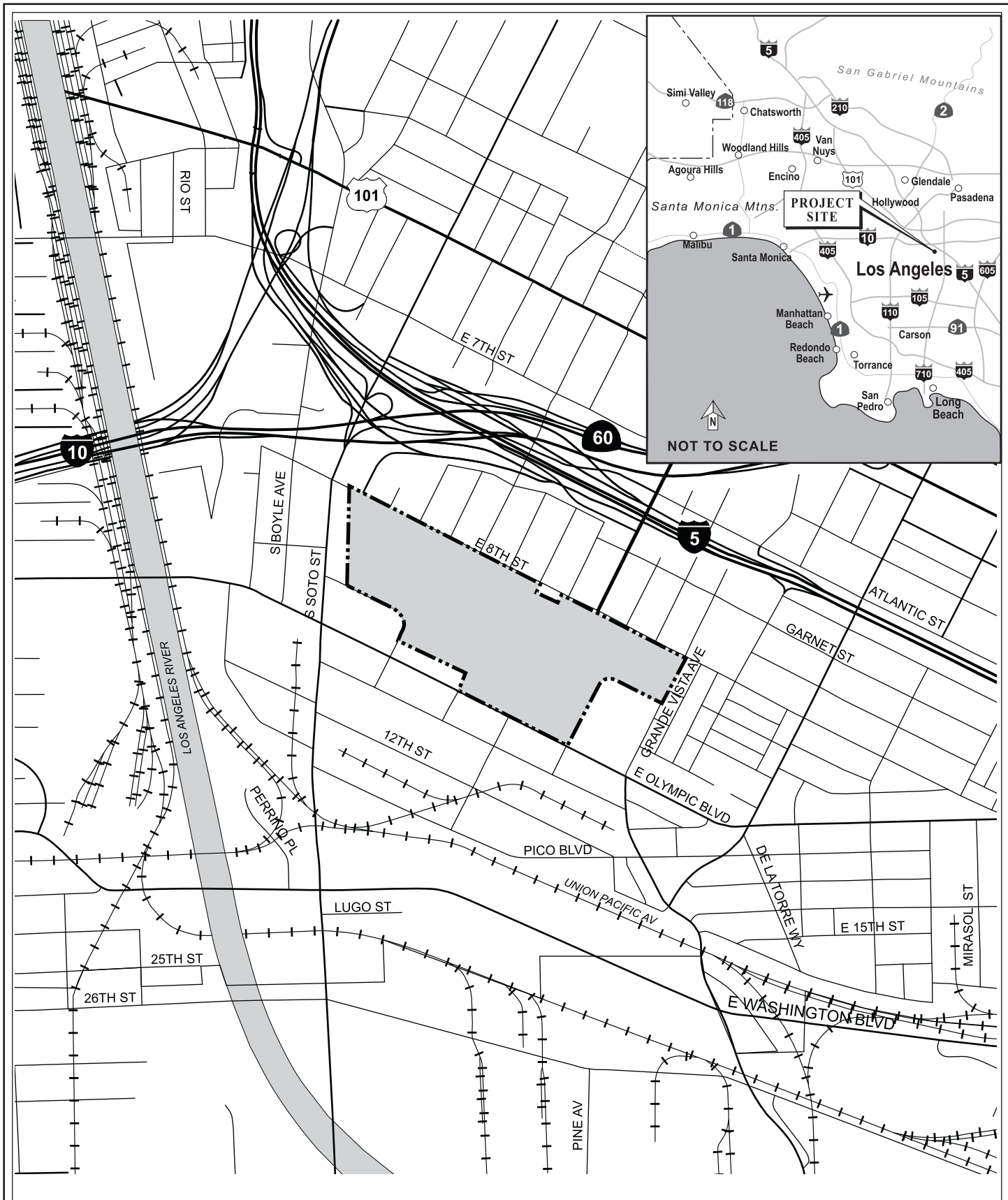
Please direct your responses to:

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200 N. Spring St., City Hall, Room 750  
Los Angeles, CA 90012  
[Sergio.Ibarra@lacity.org](mailto:Sergio.Ibarra@lacity.org) (email)  
(213) 978-1343 (fax)

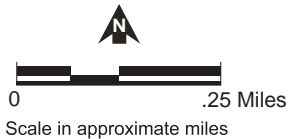
Michael J. LoGrande  
Director of Planning



Sergio Ibarra  
Major Projects



Boyle Heights Mixed-Use Community Project



Regional and Project Vicinity Map

Source: Thomas Brothers Maps, 2009; Matrix Environmental, 2010.