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July 6, 2010

**NOTICE OF COMPLETION AND AVAILABILITY OF FINAL ENVIRONMENTAL
IMPACT REPORT NO. ENV-2007-5046-EIR**

TO: Owners of Property and Occupants and other interested parties

PROJECT NAME: Washington Square Mixed-Use Development Project

PROJECT LOCATION: 4020-4060 Washington Boulevard, Los Angeles 90018

State Clearinghouse No.: 2009021035

A development project has been proposed for these sites, for which the captioned Final Environmental Impact Report has been prepared. The project is described as:

The redevelopment of an approximately 7.8-acre site located at the 4020-4060 West Washington Boulevard. The first phase in the site's redevelopment would be the demolition of the existing shopping center. Due to changing market forces, the Applicant is requesting review of two development options, Option A and Option B, which are both fully evaluated in this EIR.

Option A would contain 547 residential units (328 rental and 219 for sale) and approximately 106,800 square feet of commercial floor area. Option A would include the construction of three separate buildings, each on a separate parcel. All three buildings would be mixed use with retail on the ground level and residential units above a podium. The commercial uses would include a total of approximately 82,539 square feet of retail uses and 24,330 square feet of restaurant uses. In addition, Option A would provide a substation for the Los Angeles Police Department. Vehicular access to the site would be provided by a total of four driveways located on Washington Boulevard and 10th Avenue. Option A would include a site-wide total of approximately 1,061 parking spaces.

Option B would provide 342 residential units (125 rental and 217 for sale) and approximately 237,100 square feet of commercial/office floor area. Option B would also include the construction of three separate buildings. All three buildings would be mixed use. However, the majority of the commercial uses would be located in Buildings 1 and 3 along Washington Boulevard. A small

amount of commercial space, approximately 8,400 square feet of office and community space, would be located in Building 2. In addition, Option B would also provide a substation for the Los Angeles Police Department. Vehicular access to the site for Option B would be provided via three driveways. Option B includes a site-wide total of 1,368 parking spaces.

Both Option A and Option B would incorporate environmentally sustainable design utilizing green building technologies, designed to meet the intent of the LEED™ at the certified level.

DOCUMENT REVIEW: If you wish to review a copy of the Final Environmental Impact Report (FEIR) or the documents referenced in the FEIR, 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 Final EIR are also at the following Library Branches:

1. Central Library: 630 W. Fifth St, Los Angeles
2. Washington Irving Branch Library: 4117 W. Washington Blvd., Los Angeles
3. Jefferson Branch Library 2211 W. Jefferson Blvd., Los Angeles
4. Memorial Branch Library 4625 W. Olympic Blvd., Los Angeles
5. Baldwin Hills Branch Library 2906 S. La Brea Ave., Los Angeles

The FEIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org> (click on "Environmental" and then "Final Environmental Impact Reports")]. The DEIRs can be purchased on cd-rom for \$7.50 per copy. Contact **Hadar Plafkin** of the City of Los Angeles at (213) 978-1357 to purchase one.

To determine the date and time that the pertinent project will be considered by the decision-making body, please call the appropriate office from among the following:

- Site Plan Review (213) 978-1219 (SPR suffixes)
- Commission Secretary (213) 978-1247(All CPC Cases - ZC, SUD,CUC suffixes)
- Advisory Agency (213) 978-1330(Tentative Tract Maps - SUB suffixes)
- Zoning Administrator (213) 978-1318 (All ZA Cases - ZV, CUZ, ZAA suffixes)
- Public Counter (213) 482-7077 (To obtain CPC or ZA Case No.)
- Expediting Cases (213) 978-1416

S. Gail Goldberg, AICP
Director of Planning

A handwritten signature in black ink, appearing to read "David J. Somers", with a small "Ser" written above the end of the signature.

David J. Somers
Assistant Planner, EIR Unit
Division of Land/Environmental Review