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CALIFORNIA



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May 5, 2008

NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT

CASE NO: ENV-2008-0729-EIR

PROJECT NAME: Crescent Heights

PROJECT LOCATION/ADDRESS: 652 – 685 ½ S. Crescent Heights Boulevard and 6233 – 6245 W. Wilshire Boulevard, Los Angeles, CA 90048

COMMUNITY PLANNING AREA: Wilshire

COUNCIL DISTRICT: 5, Jack Weiss

DUE DATE FOR PUBLIC COMMENTS: June 4, 2008

The City of Los Angeles, Department of City Planning will be the Lead Agency and will require the preparation of an environmental impact report (“EIR”) for the project identified herein (the “Project”). The Department of City Planning requests your comments as to the scope and content of the EIR.

The Project Description, location, and the potential environmental effects are set forth below. The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

PROJECT DESCRIPTION: The project site consists of 38,901.5 square feet of lot area (including lot area lost to dedications and the 13-foot prescriptive easement area) that is zoned [Q]C4-2D-O and 6,042.05 square feet of lot area (excluding lot area lost to street dedications) that is zoned [Q]R3-1-O. The project site is currently developed with a single story, 7,117 square-foot bank and an associated surface parking lot. The Applicant proposes the development of a new 21-story mixed-use commercial and residential tower on the northeast corner of Wilshire Boulevard and Crescent Heights Boulevard (in the [Q]C4-2D-O Zone), which would total approximately 175,057 square feet of floor area and contain 133 residential units, and 6,850 square feet of ground level retail. A total of 367 parking spaces will be provided in two subterranean parking garage levels and four above grade parking garage levels. The retail component of this project would be located on the ground level of the 21-story residential tower. The proposed structure will reach a maximum height of 255 feet.

The proposed project would also include the construction of four at grade town homes with 10 parking spaces totaling approximately 11,106.15 square feet (in the [Q]R3-1-O Zone). The town homes would be located on the northwestern corner of the project site and would rise to a height of approximately 45 feet.

The existing "Q" Condition on the commercially-zoned portion of the site imposes typical mitigation measures which generally require that any new development has an air filtration system, feasible water conservation features, double pane glass windows, a 6-foot wall adjacent to residences, lighting, energy conservation, attractive landscaping, and graffiti removal. The existing "D" limitation on the commercially-zoned portion of the site restricts total Floor Area Ratio (FAR) to 3:1, with the exception that a mixed use project (combining residential and ground floor retail) may be developed with up to 4.5:1 FAR. The existing "Q" Condition on the residentially-zoned portion of the site states that residential density may not exceed one dwelling unit for every 1,200 square feet of lot area.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Population and Housing, Public Services, Traffic/Transportation, and Utilities and Service Systems.

An Environmental Impact Report (EIR) will be prepared and submitted to the Department of City Planning. The Environmental Review Section welcomes all comments regarding environmental impacts of the project. **Written comments** must be submitted to this office by **June 4, 2008**.

Please direct your comments to:

Diana Kitching

Department of City Planning

Environmental Review Unit

200 N. Spring Street, Room 750

Los Angeles, California 90012

(213) 978-1351 (phone)

(213) 978-1343 (fax)

Diana.Kitching@lacity.org (e-mail)

S. Gail Goldberg, AICP

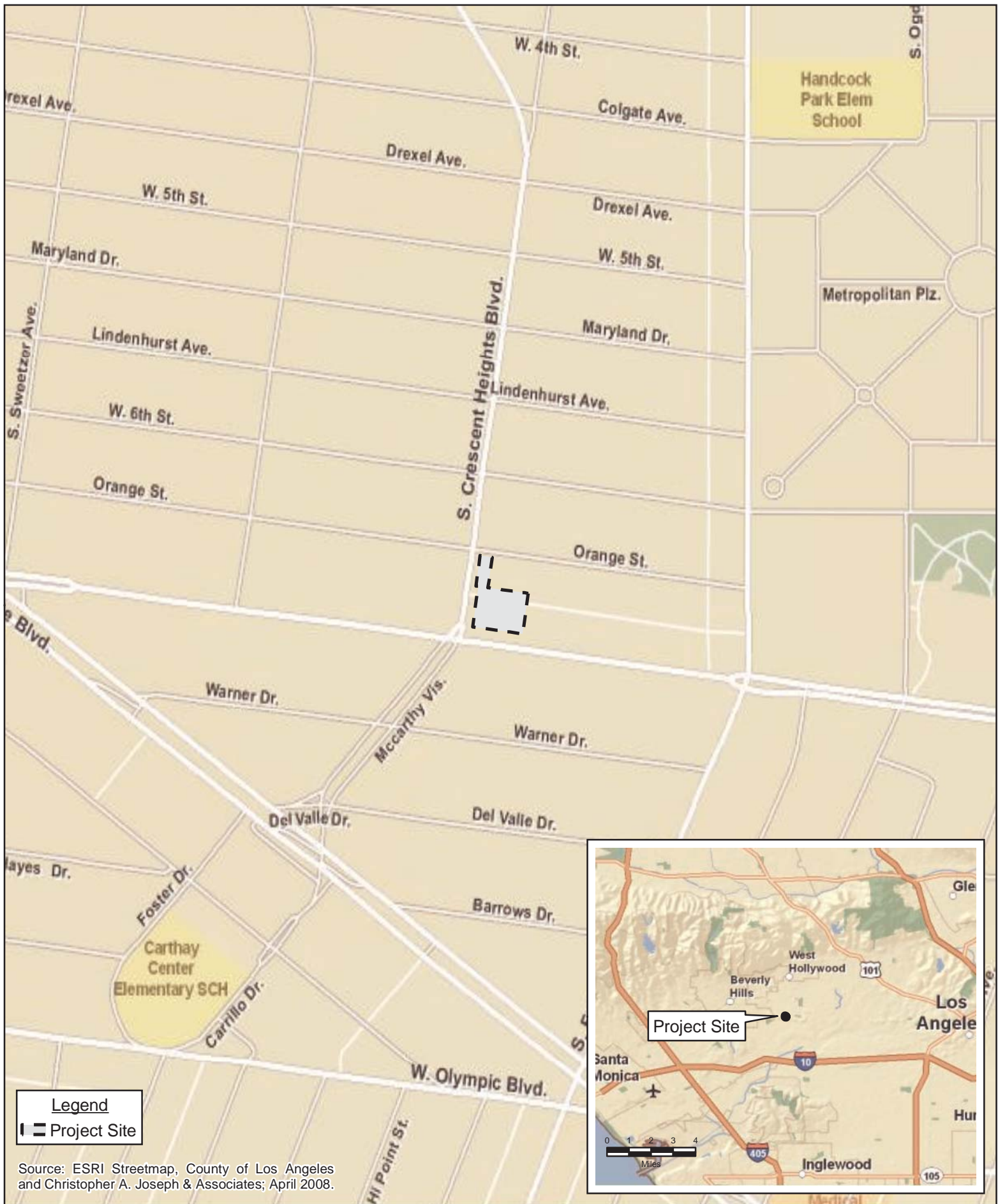
Director of Planning



Diana Kitching

Environmental Review Coordinator, EIR Unit

Enclosures



Legend
 ■ Project Site

Source: ESRI Streetmap, County of Los Angeles and Christopher A. Joseph & Associates; April 2008.

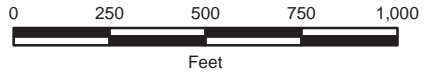
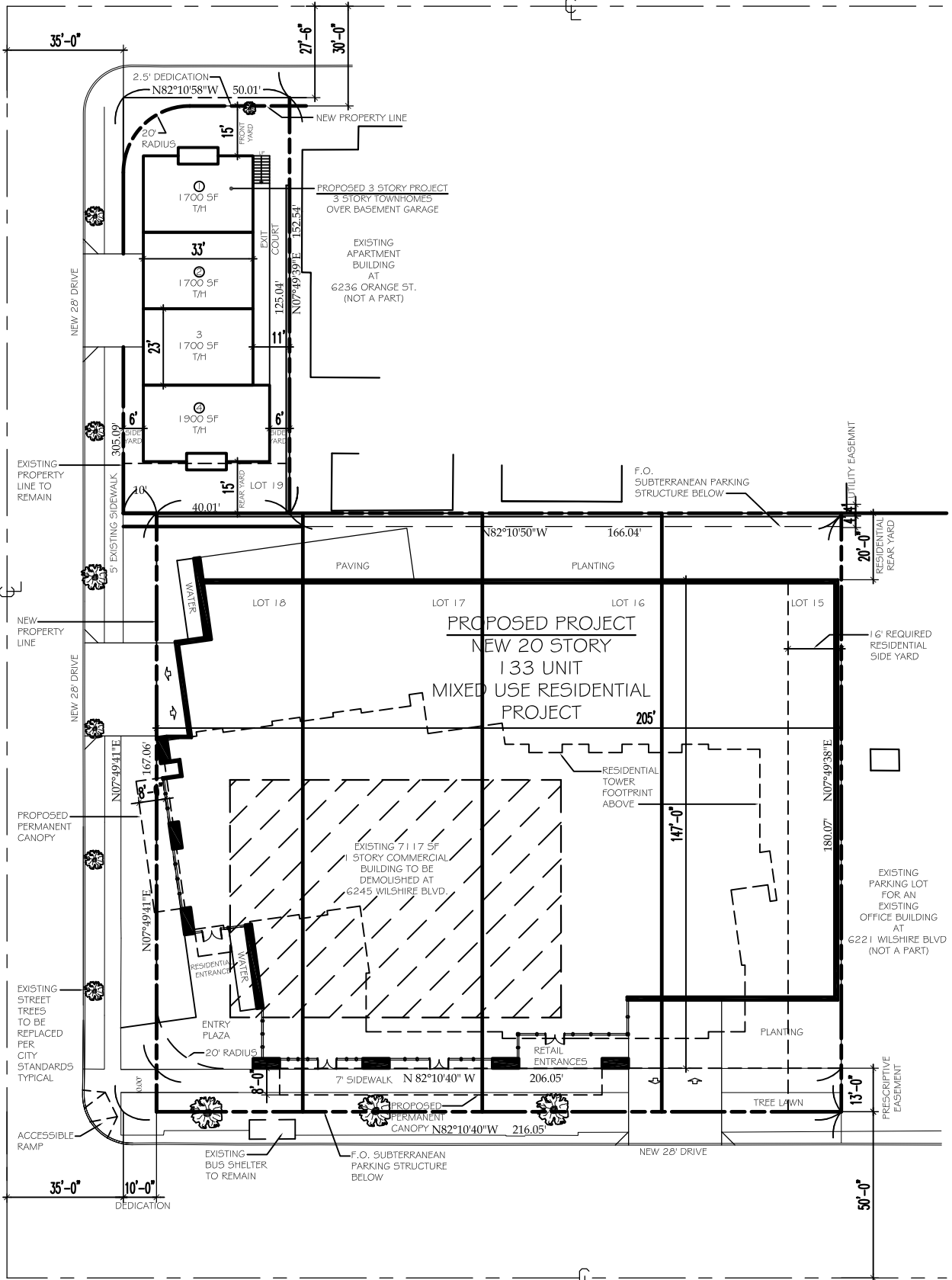


Figure 1
 Project Location

ORANGE STREET

CRESCENT HEIGHTS BOULEVARD



WILSHIRE BOULEVARD

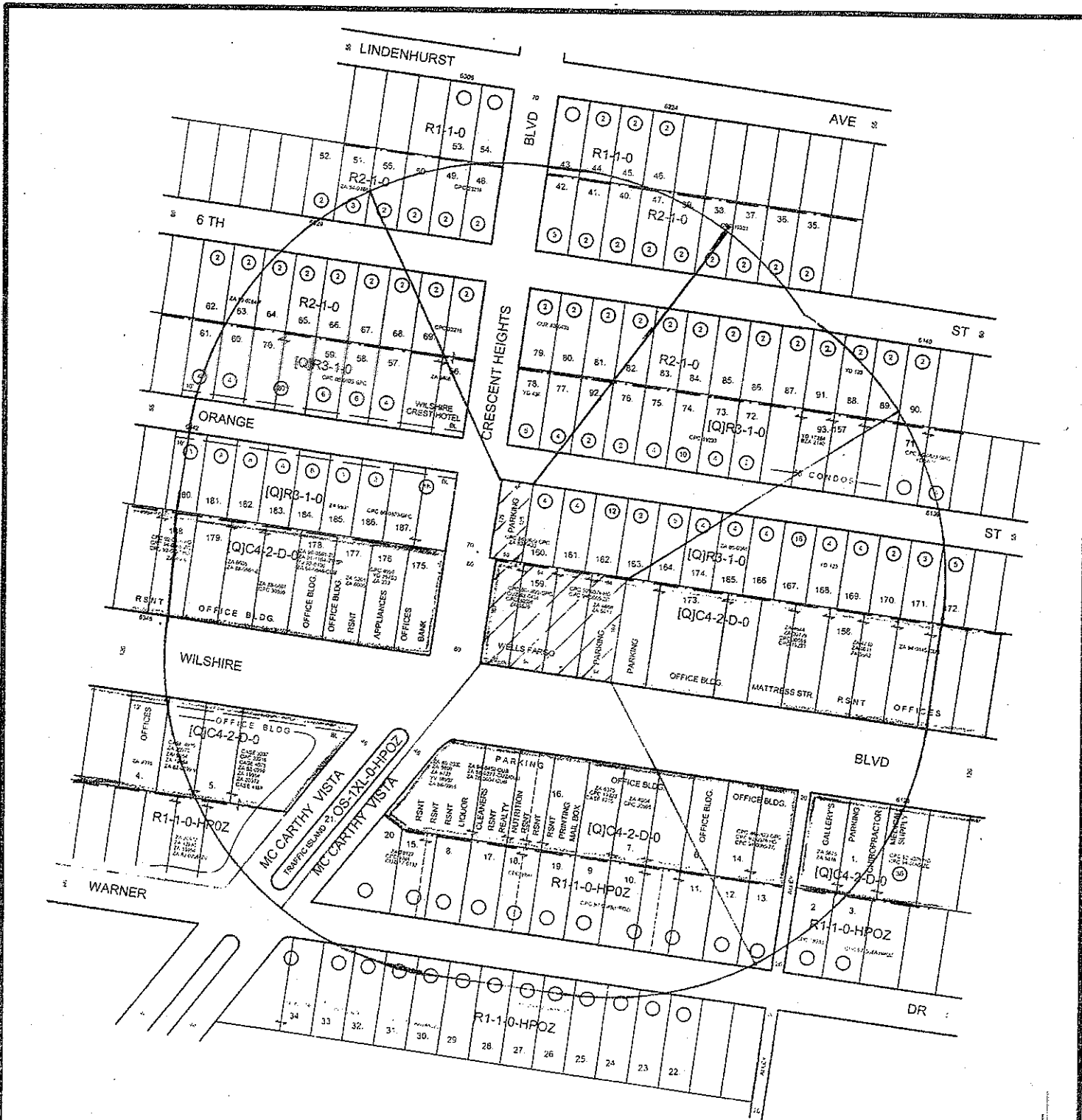
Source: GMP Architects, January 31, 2008.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research



Figure 2
Proposed Site Plan



LEGAL: LOTS 15-19, BLK 1, TRACT NO. 7555.

C.D. 5
 C.T. 2147.00
 P.A. WILSHIRE

NOTICE OF PREPARATION

GC MAPPING SERVICE

711 MISSION STREET, SUITE D
 SOUTH PASADENA, CA. 91030
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CASE NO.
 DATE: 01-09-2007
 SCALE: 1" = 100'
 USES FIELD
 D.M. 135 B 177

1.03 NET AC.

T.B. PAGE: 633 GRID: B-2