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**June 24, 2008**

**NOTICE OF PREPARATION  
ENVIRONMENTAL IMPACT REPORT**

**EIR NO.: ENV-2008-1994-EIR**

**PROJECT NAME: La Cienega Eldercare Facility Project**

**PROJECT LOCATION/ADDRESS: 1022 – 1054 South La Cienega Boulevard**

**COMMUNITY PLANNING AREA: Wilshire Community Plan**

**COUNCIL DISTRICT: 5 (Jack Weiss)**

**DUE DATE FOR PUBLIC COMMENTS: Thursday, July 24, 2008**

The City of Los Angeles, Department of City Planning, will be the Lead Agency and will prepare 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, as proposed, would consist of a roughly 153,701-square-foot Eldercare Facility over two levels of subterranean parking. The Eldercare Facility would range from four to five stories and would be comprised of 149 Assisted Living Care dwelling units, 22 Skilled Nursing Care guest rooms, and four Alzheimer’s/Dementia Care guest rooms, for a total of 175 units. The Project would be developed pursuant to the City’s SB 1818 (density bonus) implementing ordinance, and a total of 11% (14 units) of the Project site’s base density (118 units) would be dedicated to Very Low Income and Low Income units. Amenities associated with the Project would include landscaped terraces and courtyards, private balconies, lounges, administrative offices, a theater, gym, and physical therapy and activity rooms. The two subterranean parking levels would provide 212 parking spaces. On-grade parking on the first floor of the proposed structure would create an extra six parking spaces, for a total of 218 parking spaces on site.

The Project site is zoned C2-1-O and is designated for General Commercial uses in the Wilshire Community Plan. Existing development on the Project site consists of a vacant lot on the northern portion of the site and a two-story, 36-unit apartment building on the southern portion. Implementation of the Project would involve the demolition of all existing structures on the site.

The Project Applicant is requesting the following discretionary approvals as part of the proposed Project: Vesting Tentative Tract Map; SB 1818 35% Density Bonus and Increase in Maximum Allowable FAR to 3:1; Site Plan Review Findings. A haul-route approval for export and import of soils and materials is also being requested. Department of Building and Safety permits, including demolition, grading, foundation, and building permits would be issued in connection with Project construction.

**PROJECT LOCATION:** The Project site is located in the Wilshire Community Plan area of the City of Los Angeles at 1022 to 1054 South La Cienega Boulevard, between West Olympic Boulevard to the north and Whitworth Drive to the south. The Assessor Parcel Numbers (APNs) that correspond with the project site are 5087-001-021, 5087-001-022, 5087-001-023, and 5087-001-024.

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

An Environmental Impact Report (EIR) will be prepared and the Environmental Review Section welcomes all comments regarding environmental impacts of the Project. **Written comments** must be submitted to this office by **Thursday, July 24, 2008.**

Please direct your comments to:

Adam Villani  
Environmental Review Section  
Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

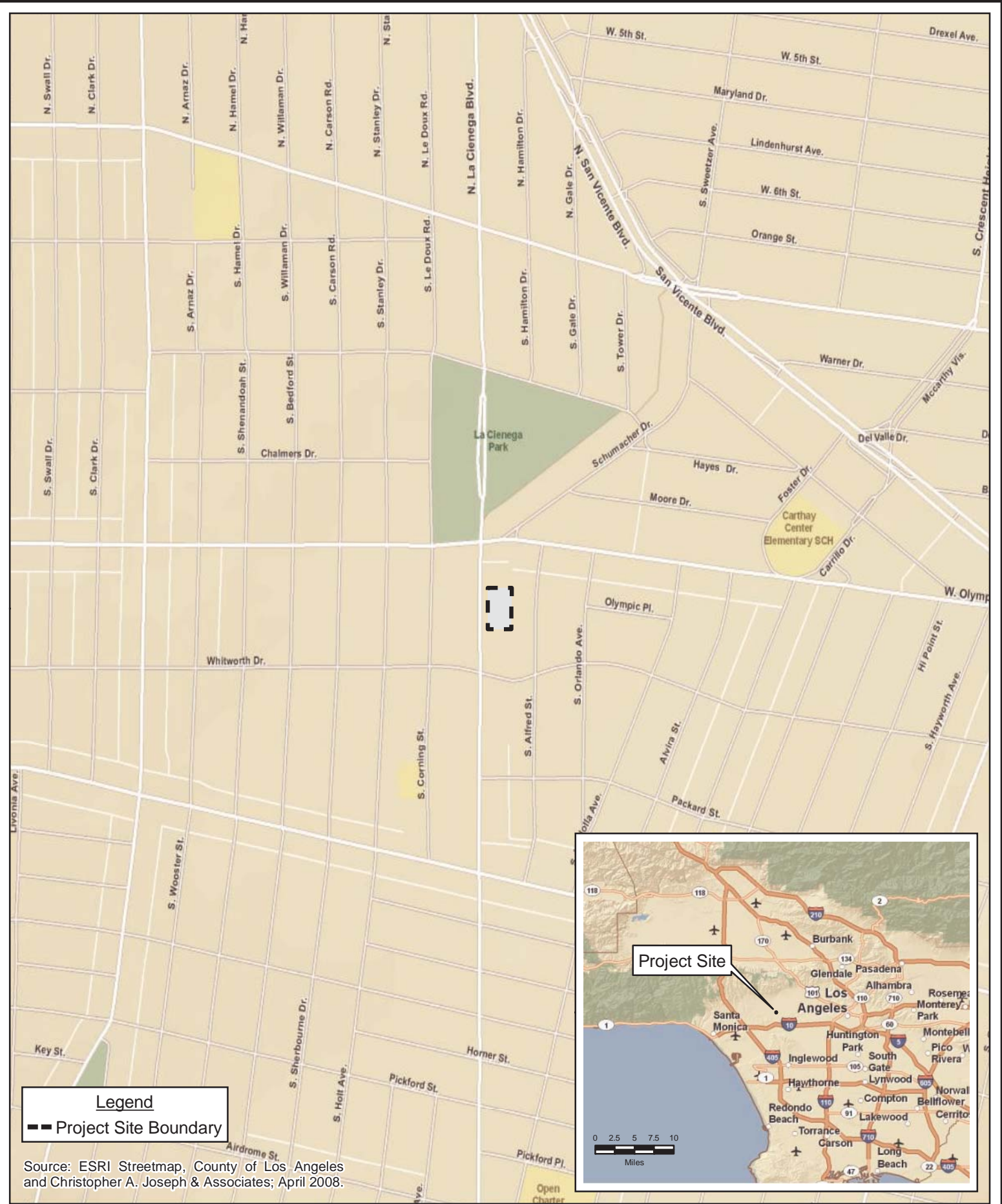
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Adam Villani  
Environmental Review Coordinator

Enclosures: Regional and Project Vicinity Map, Site Plan, and 500-foot radius map



**Legend**  
 --- Project Site Boundary

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



CHRISTOPHER A. JOSEPH & ASSOCIATES  
 Environmental Planning and Research

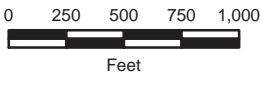


Figure 1  
 Regional and Project Vicinity Map

