DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION
WILLIAM ROSCHEN
PRESIDENT
REGINA M. FREER
VICE-PRESIDENT

SEAN O. BURTON
DIEGO CARDOSO
CAMILLA M. ENG
GEORGE HOVAGUIMIAN
ROBERT LESSIN
DANA M. PERLMAN
BARBARA ROMERO

JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES

CALIFORNIA

ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

May 10, 2013

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

CASE NO.: ENV-2013-194-EIR
PROJECT NAME: Museum Square Office Building Project
PROJECT APPLICANT: 5757 Wilshire LLC
PROJECT LOCATION/ADDRESS: 5757 Wilshire Boulevard
COMMUNITY PLANNING AREA: Wilshire Community Plan Area
COUNCIL DISTRICT: 4 - Tom LaBonge
DUE DATE FOR PUBLIC COMMENTS: June 11, 2013. See more information below.
SCOPING MEETING: May 22, 2013, 5:30-8 p.m. See more information below.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required for a project, an NOP describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Los Angeles' intent, as Lead Agency, to prepare an EIR for this Project, which is located in an area of interest to you and/or the organization or agency you represent. This EIR will be prepared by outside consultants and submitted to the Department of City Planning, Environmental Analysis Section, for independent review and certification.

The Department of City Planning requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the Proposed Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

The purpose of the Scoping Meeting is to receive input from the public as to what areas the EIR should study. No decisions about the Project are made at the Scoping Meeting. The Project description, location, and the potential environmental effects identified thus far are set forth in this document. Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR.

THIS IS NOT THE REQUIRED PUBLIC HEARING FOR MUNICIPAL CODE ENTITLEMENT REQUESTS which will be scheduled after the completion of the EIR.

The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

PROJECT LOCATION: The project site is located at 5757 W. Wilshire Boulevard, between Curson Avenue and Masselin Avenue in the Wilshire Community Plan Area of the City of Los Angeles. The project site is bounded to the south by commercial buildings, to the north and east by multi-family residential buildings, and to the west by the George C. Page Museum, La Brea Tar Pits, Hancock Park, and the Los Angeles County Museum of Art (LACMA) campus.

The total project site is approximately 7-1/2 acres (328,490 square feet); it is fully developed with a commercial office complex with an associated surface parking lot and parking structure; the northern portion of the parcel, approximately 117,890 square feet stretching between Curson Avenue and Masselin Avenue that would be redeveloped under the proposed project, is currently in use as a surface parking lot, a fenced trash enclosure area and a five-story parking structure. No structures are currently located on the portion of the site proposed for development of the new office building.

The project site is located on a heavily trafficked segment of Wilshire Boulevard north of the I-10 Freeway and southwest of the I-101 Freeway. The land uses within the general vicinity of the project site are characterized by a mix of low- to high-intensity commercial, institutional and residential uses, which vary widely in building style and period of construction. (see Figure 1, Project Site Location).

PROJECT DESCRIPTION: The proposed project involves the demolition of an existing surface parking lot, construction of a new 13-story, approximately 253,962 square-foot commercial office building and the addition of two new levels of parking (approximately 162,768 square feet) to an existing five-level parking structure in the [Q]C4-2-CDO and QPB-2 zones. The proposed new Museum Square Office building would have an approximately 68 foot setback from the northern property. Access for pedestrians would be from Wilshire Boulevard and Curson Avenue, with vehicle access to the parking structure, for both tenants and visitors, provided along Curson Avenue and Masselin Avenue. An additional service lane will be added to the north vehicular entry from Curson Avenue for easy access to the service entry and to ensure adequate ingress and egress for building patrons.

The 13-story building will be 207 feet high and following the addition, the parking structure will be approximately 72 feet high. The proposed project would provide a total of 2,040 parking spaces; an addition of 550 net new spaces. (see Figure 2, Preliminary Site Plan)

REQUESTED ENTITLEMENTS: The Project Applicant is requesting ministerial and discretionary approvals as part of the Project, including but not limited to: (1) a Zone Change from QPB-2 to [Q]C4-2 for a portion of the proposed project site; (2) a variance to permit one parking space per one hundred five square feet in lieu of the required one parking space per thirty five square feet required for auditorium space; (3) a Site Plan Review to allow construction of the commercial office building and parking structure expansion; and (4) Community Design Overlay Plan Approval pursuant to LAMC 13.08-E to allow a Director's Determination for Design Overlay Compliance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Land Use Planning, Noise, and Transportation/Traffic.

PUBLIC SCOPING MEETING: A public scoping meeting in **an open house format** will be held to receive public comment regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 5:30 pm and 8:00 pm to view materials, ask questions, and provide comments. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. The location, date, and time of the public scoping meeting for this Project are as follows:

Date: Wednesday, May 22, 2013
Time: **5:30 p.m. to 8:00 p.m.**
Arrive any time between 5:30 p.m. – 8:00 p.m. to speak one-on-one with City staff and Project consultants.

Location: **Museum Square Office Building, Central Atrium**
5757 Wilshire Boulevard
Los Angeles, CA 90036

The enclosed materials reflect the current scope of the Project (subject to change). The Department of City Planning welcomes and will consider all written comments regarding potential environmental impacts of the Project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 5 p.m. on June 11, 2013**. Written comments will also be accepted at the public scoping meeting described above.

Please direct your responses to:

Mail: Erin Strelich
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

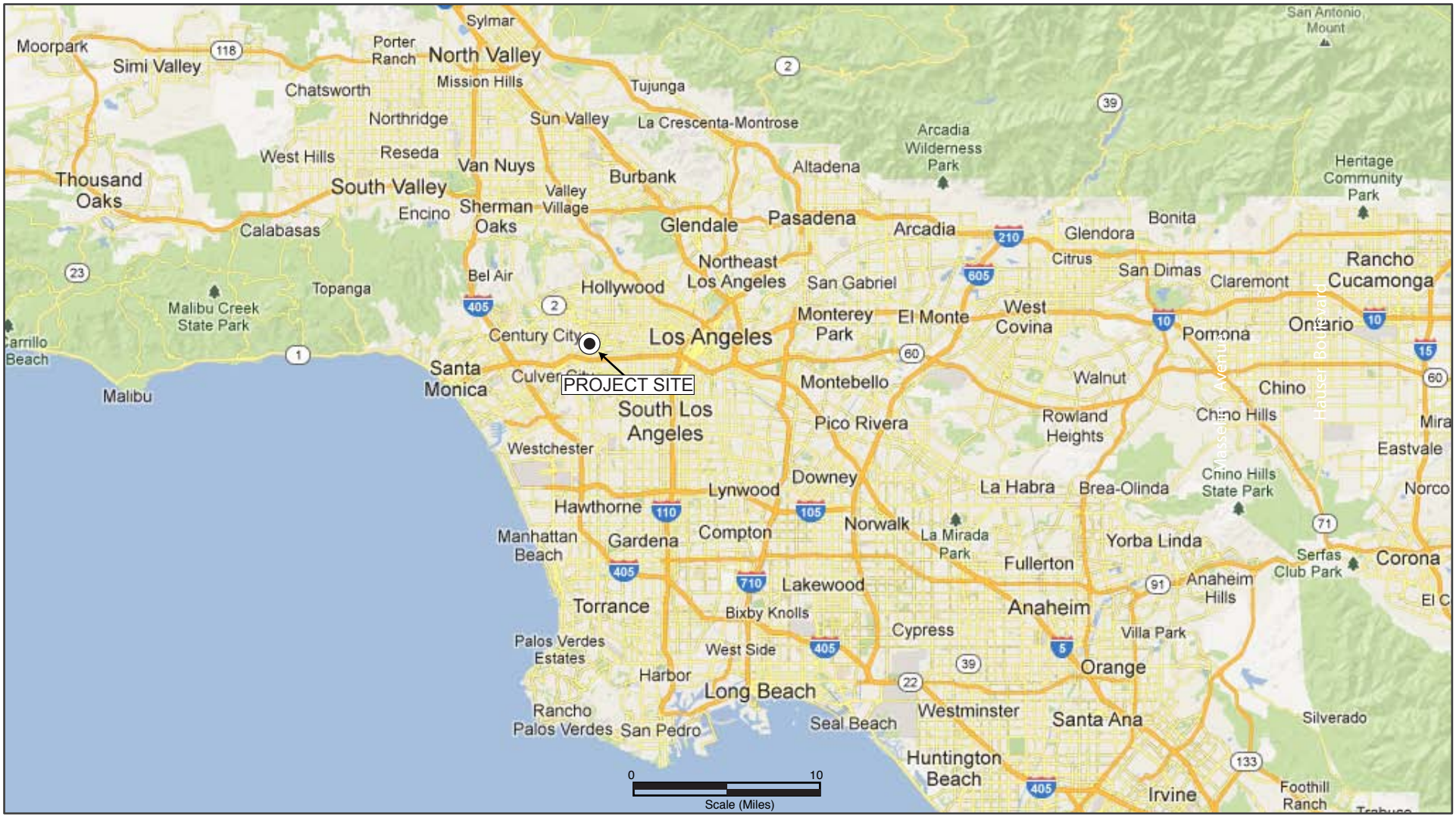
Fax: (213) 978-1343
Email: Erin.strelich@lacity.org

Michael J. LoGrande
Director of City Planning

Erin Strelich

Erin Strelich
Project Coordinator, EIR Unit, Environmental Analysis Section

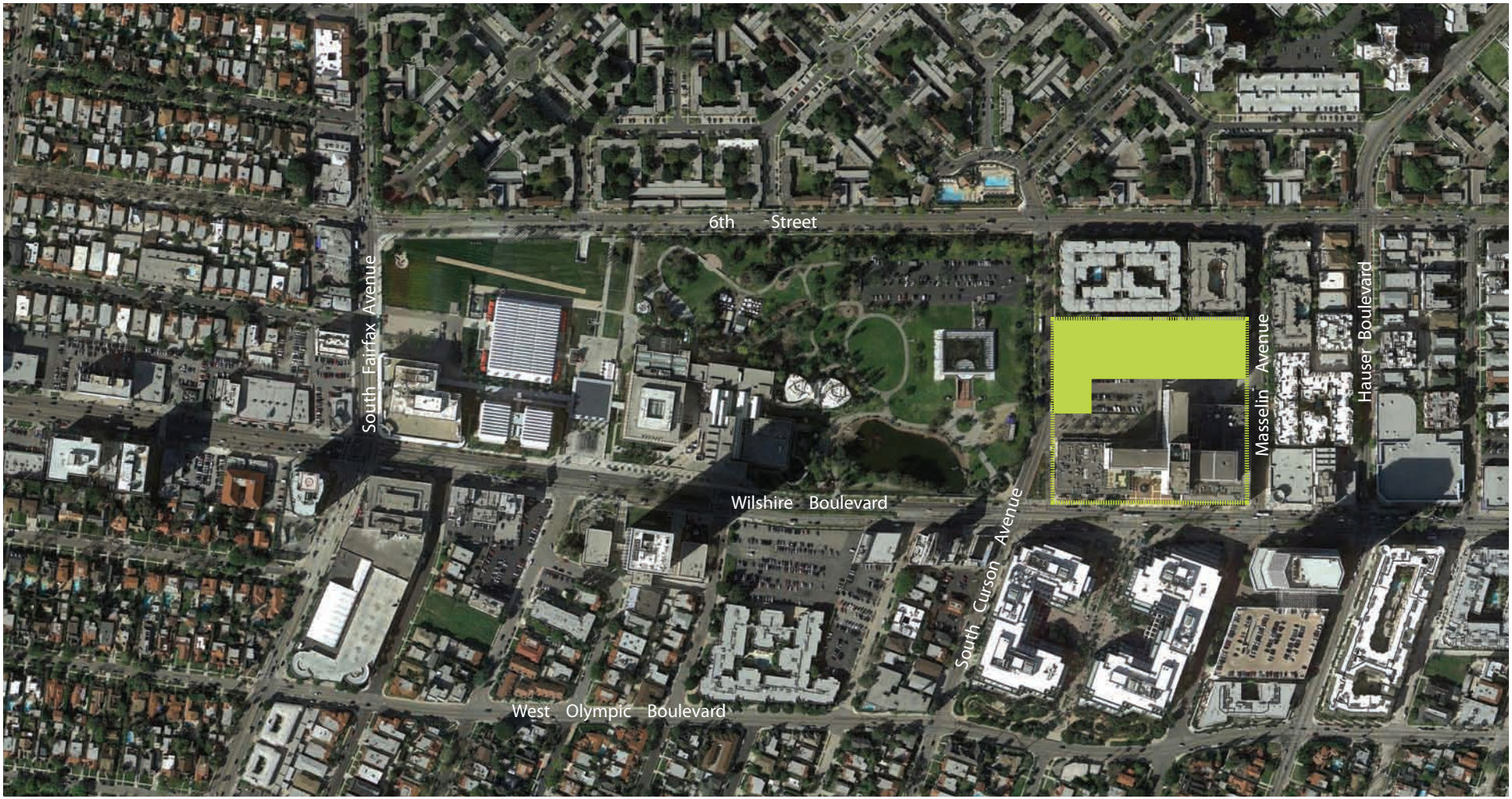
Enclosures



Source: Google Earth and EcoTierra Consulting, April 2013.

EcoTierra consulting

Figure 1
Regional Location Map



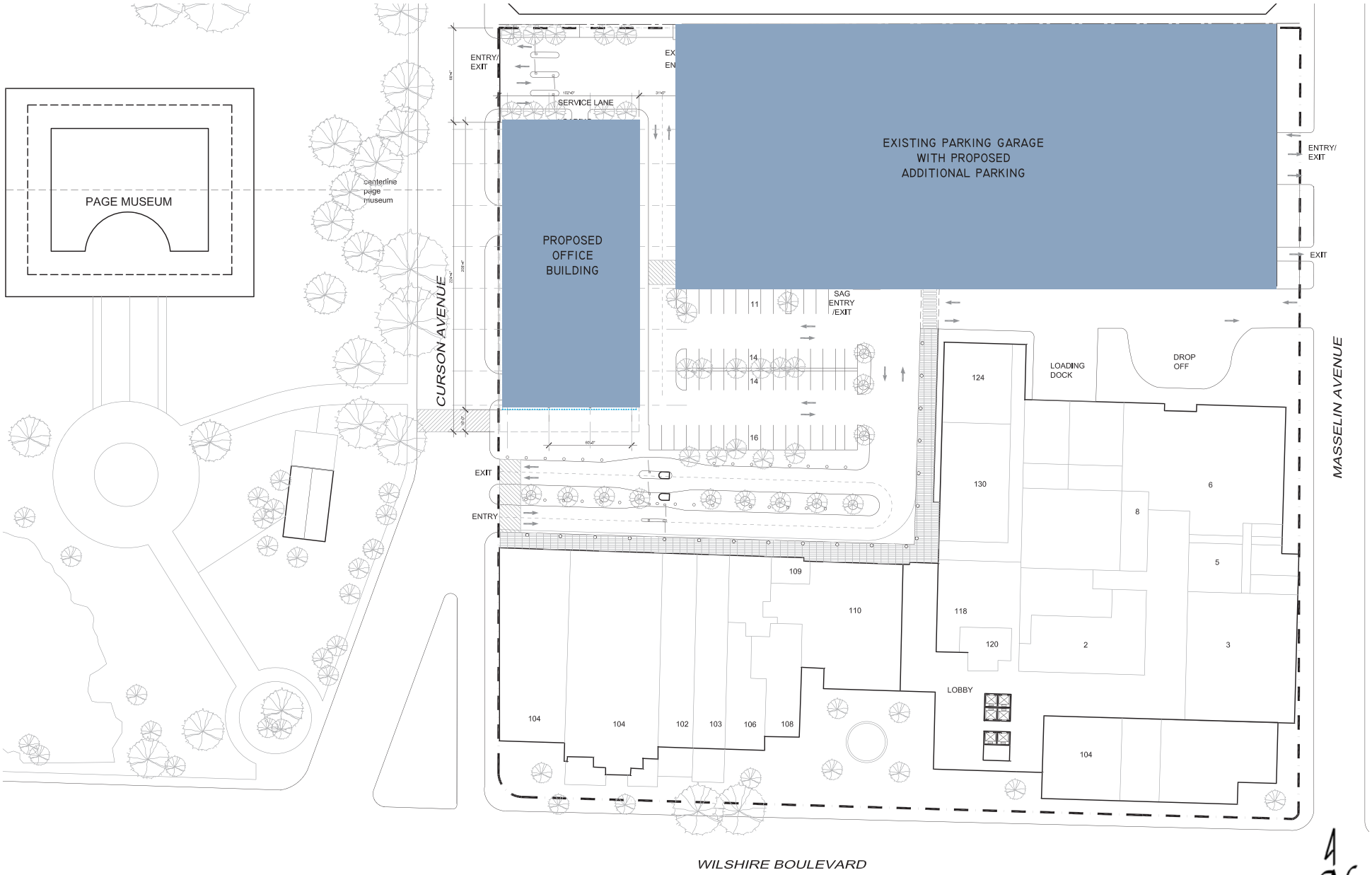
Project Site

Source: Jerde, December 2012.

No Scale

EcoTierra consulting

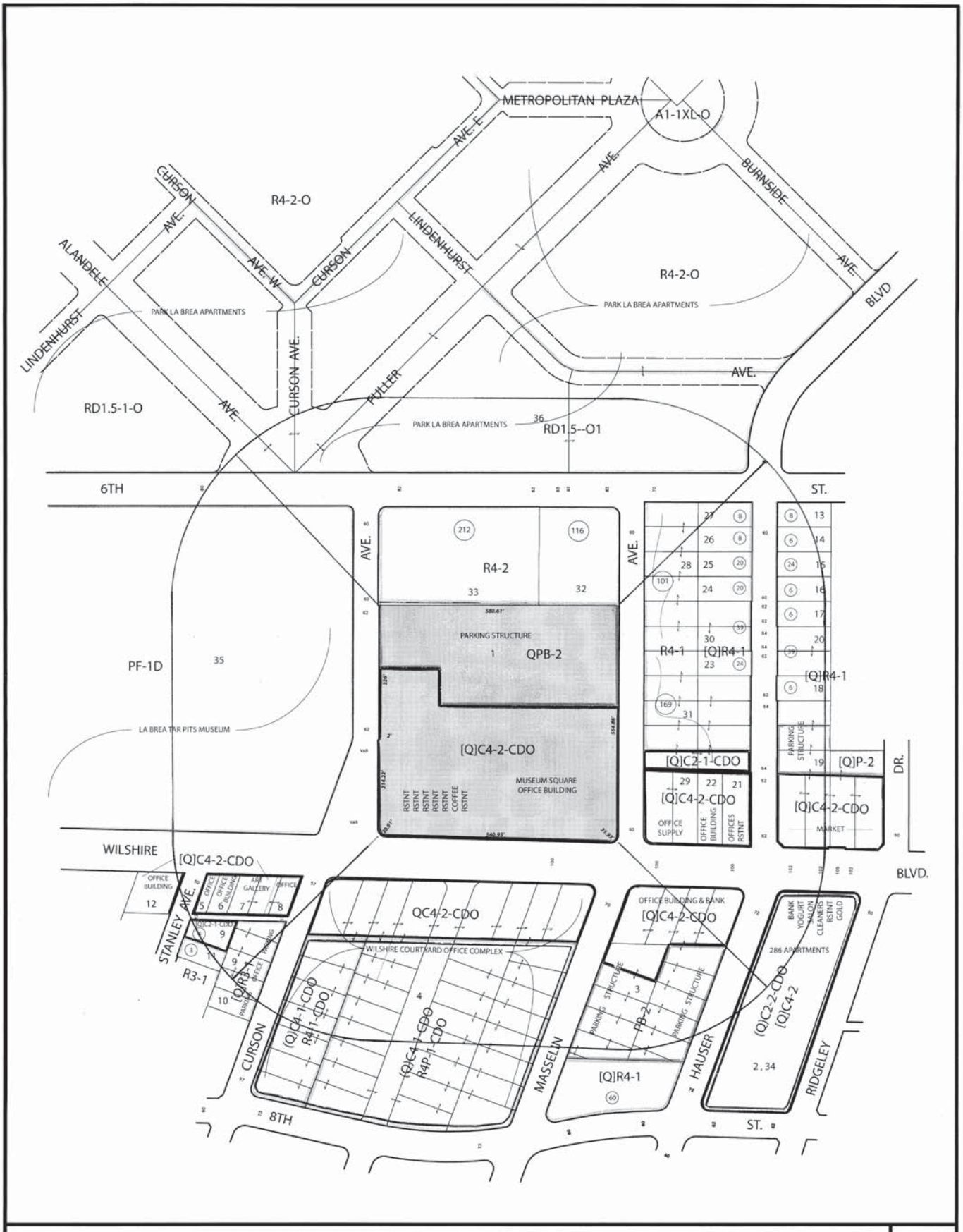
Figure 2
Project Site Location



Source: Jerde, January 2013.

EcoTierra consulting

Figure 3
Preliminary Site Plan



500 FT. RADIUS MAP- E.I.R.

Quality Mapping Service
14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

DRAWN BY:

THOMAS BROTHERS
Page: 633 **Grid:** C-2

A.P.N.
5508-015-007

SITE ADDRESS
5711 WILSHIRE BLVD.

DATE: 12-6-12
Update:

LEGAL
LOT: C
TRACT: PM. 5608
BK. 178-53/54

CD: 4
CT: 2151.01
PA: 106-WILSHIRE
USES: FIELD

CASE NO:

SCALE: 1"=100'

D.M.: 135B177,135B181
132B177,132B181

CONTACT: J.H. SNYDER **PHONE:** 323-857-5546

NET AC: 7.55

NORTH

QMS: 12-261