

**DEPARTMENT OF
CITY PLANNING**

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AND
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INFORMATION
www.planning.lacity.org

November 21, 2014

**NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT**

CASE NO.: ENV-2013-3847-EIR

PROJECT NAME: 3931 S. Flower Drive Demolition Project

PROJECT APPLICANT: CAST Real Estate Holdings

PROJECT LOCATION/ADDRESS: 3931 S. Flower Drive, Los Angeles, California 90037

COMMUNITY PLANNING AREA: Southeast Los Angeles

COUNCIL DISTRICT: 9 – Curren D. Price, Jr.

DUE DATE FOR PUBLIC COMMENTS: 4:00 P.M., December 22, 2014

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, when an Environmental Impact Report (EIR) is required for a project, a Notice of Preparation (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 a 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.

PROJECT LOCATION: The proposed project is located on the west side of South Flower Drive, south of West 39th Street and north of West Martin Luther King Jr. Boulevard at 3931 S. Flower Drive.

PROJECT DESCRIPTION: The proposed project is the demolition of a multi-family residential building located at 3931 S. Flower Drive in the City of Los Angeles. The building is two stories high and contains four units. The entire building and all associated improvements would be removed as part of the proposed demolition. No development is proposed following demolition and the project site would remain vacant.

REQUESTED PERMITS/APPROVALS: The proposed project is located within the Exposition/University Park Redevelopment Project Area which requires a project permit for the demolition. Permits issued by the Department of Building and Safety are also required.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics and Cultural Resources

The enclosed materials reflect the scope of the project (subject to change). The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012. A copy of the Initial Study prepared for the Project is not attached but may be viewed online at <http://planning.lacity.org> by clicking on the "Environmental" tab, then "Notice of Preparation & Public Scoping Meetings".

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 4:00 p.m., December 22, 2014.**

Please direct your comments to:

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

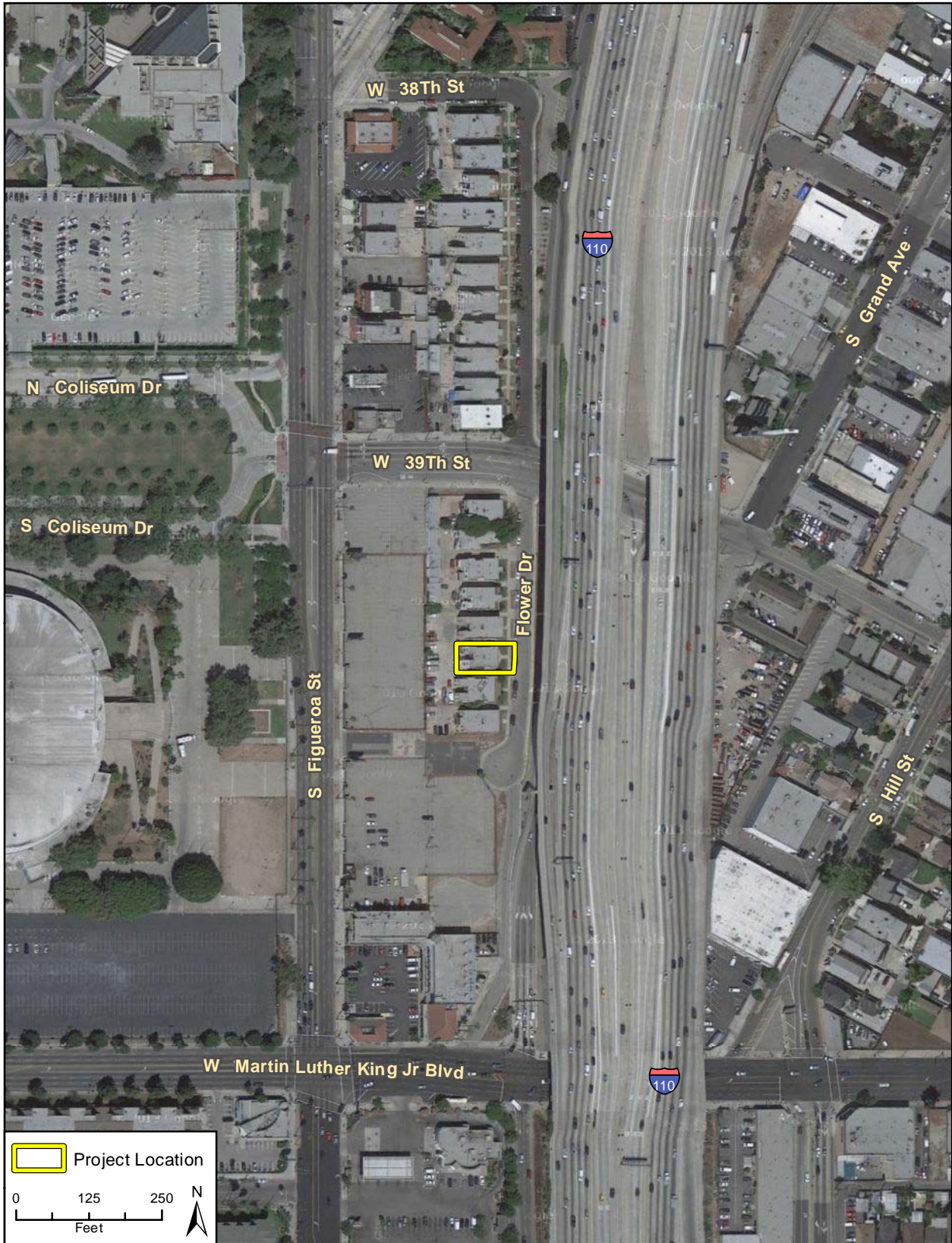
Email: planning.envreview@lacity.org

Michael J. LoGrande
Director of City Planning



Enclosures

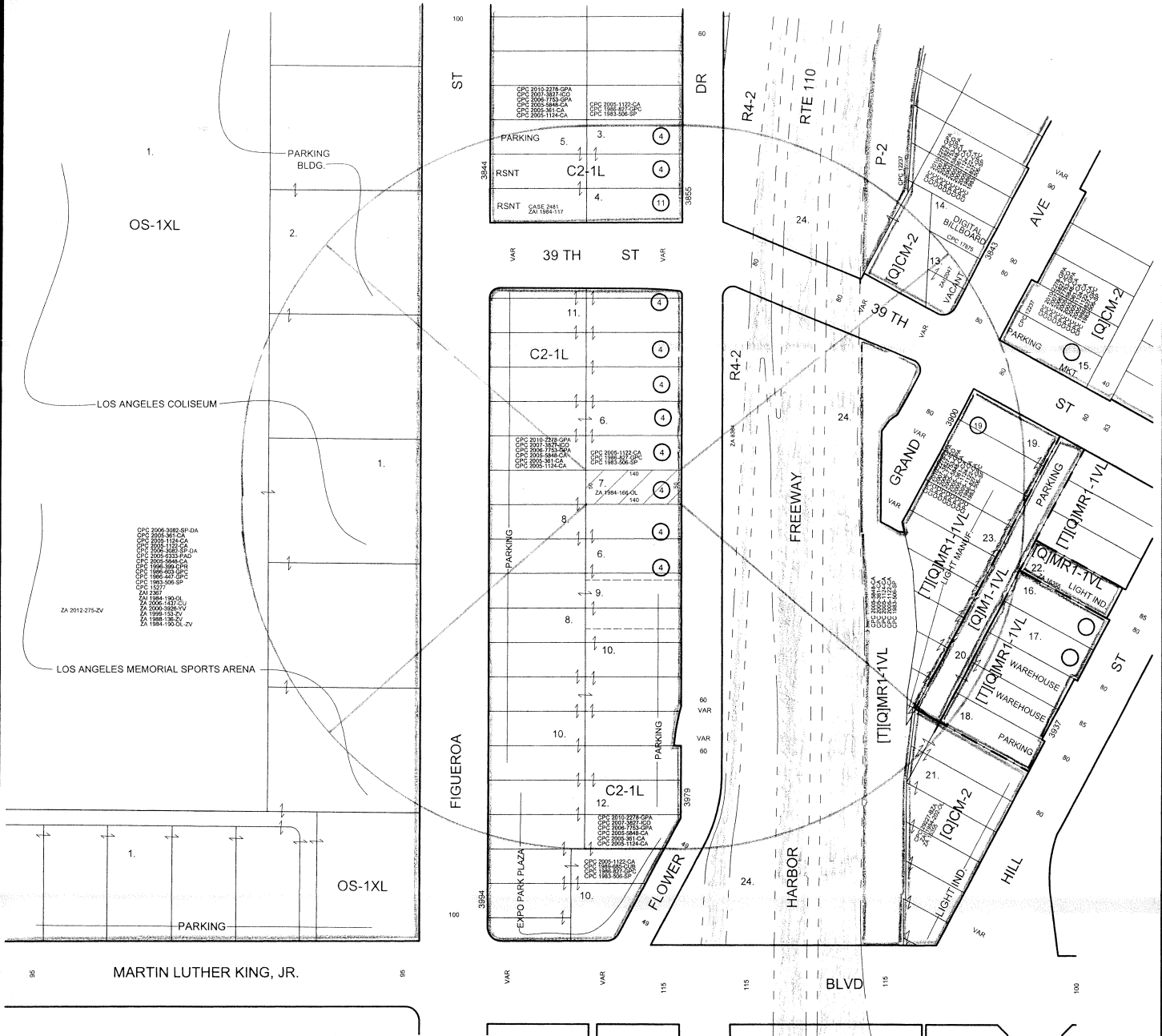
Vicinity Map and Aerial Photograph
500-foot Radius Map



Imagery provided by Google and its licensors © 2014.

Project Site and Vicinity Aerial Photograph





NOTICE OF PREPARATION E.I.R.

LEGAL: LOT 7, BLK. 15, ZOBELIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, M.B. 9-41.

C.D. 9
C.T. 2311.00
P.A. SOUTHEAST LOS ANGELES

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850

CASE NO.
DATE: 10-14-2014
SCALE: 1" = 100'
USES FIELD
D.M. 117 A 201

0.16 NET AC.

T.B. PAGE: 674 GRID: B-2