

---

# Los Angeles Department of City Planning Virtual Scoping Meeting

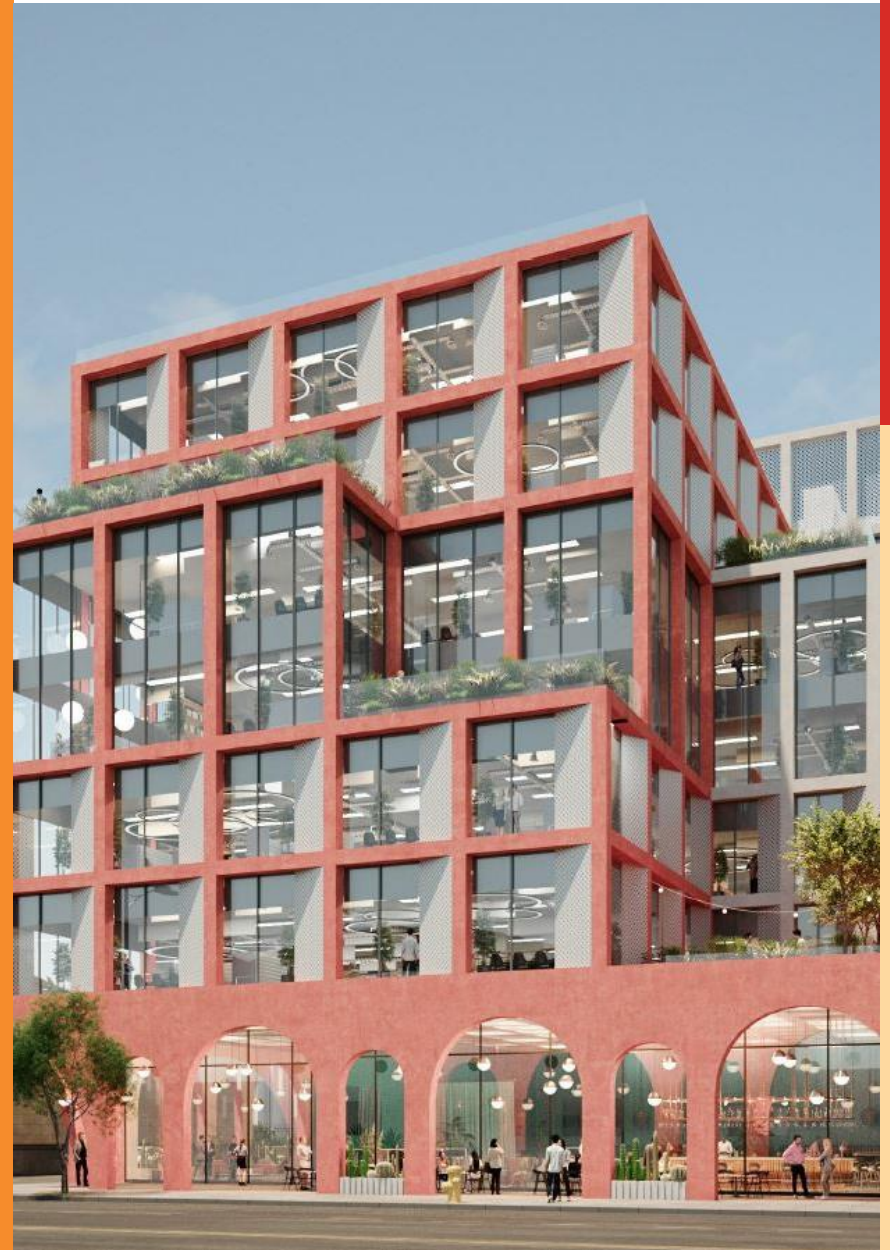
1235 Vine Street Project

ENV-2020-1831-EIR

1223-1235 N. Vine Street and  
6311-6333 W. La Mirada Avenue

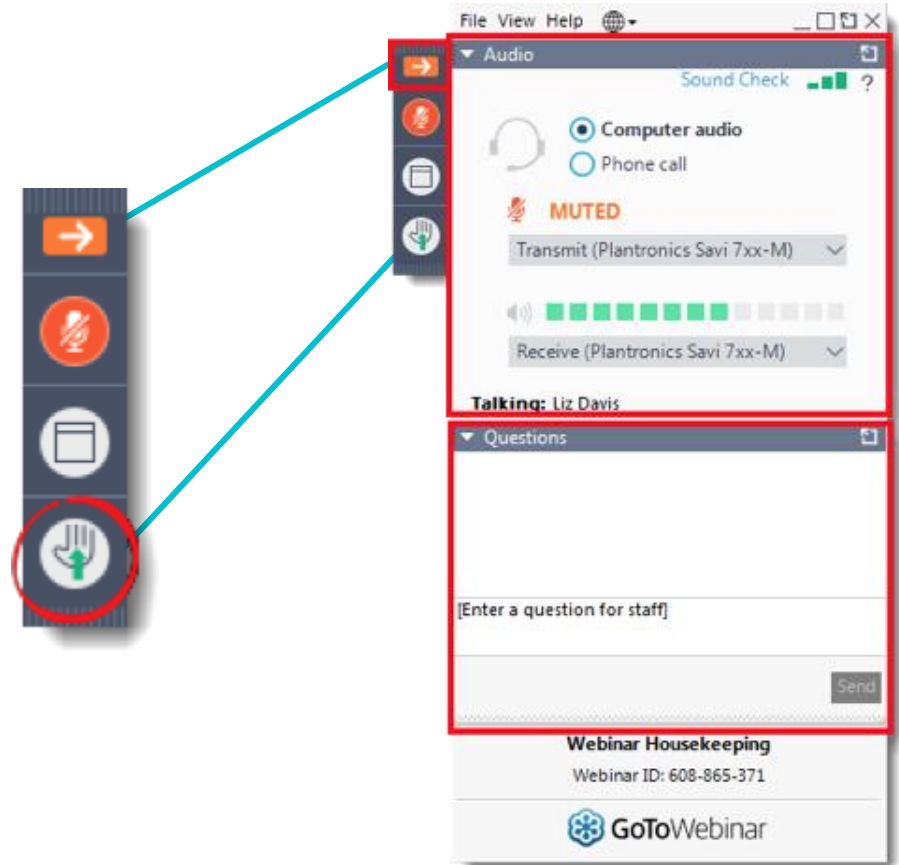
June 9, 2021

5:30 pm



# Logistics

- Access the **Audio** panel to change your preferred audio output
- Use the “**hand raise**” icon to bring attention to a technical difficulty
- Use the **Questions** panel to type a question or comment



---

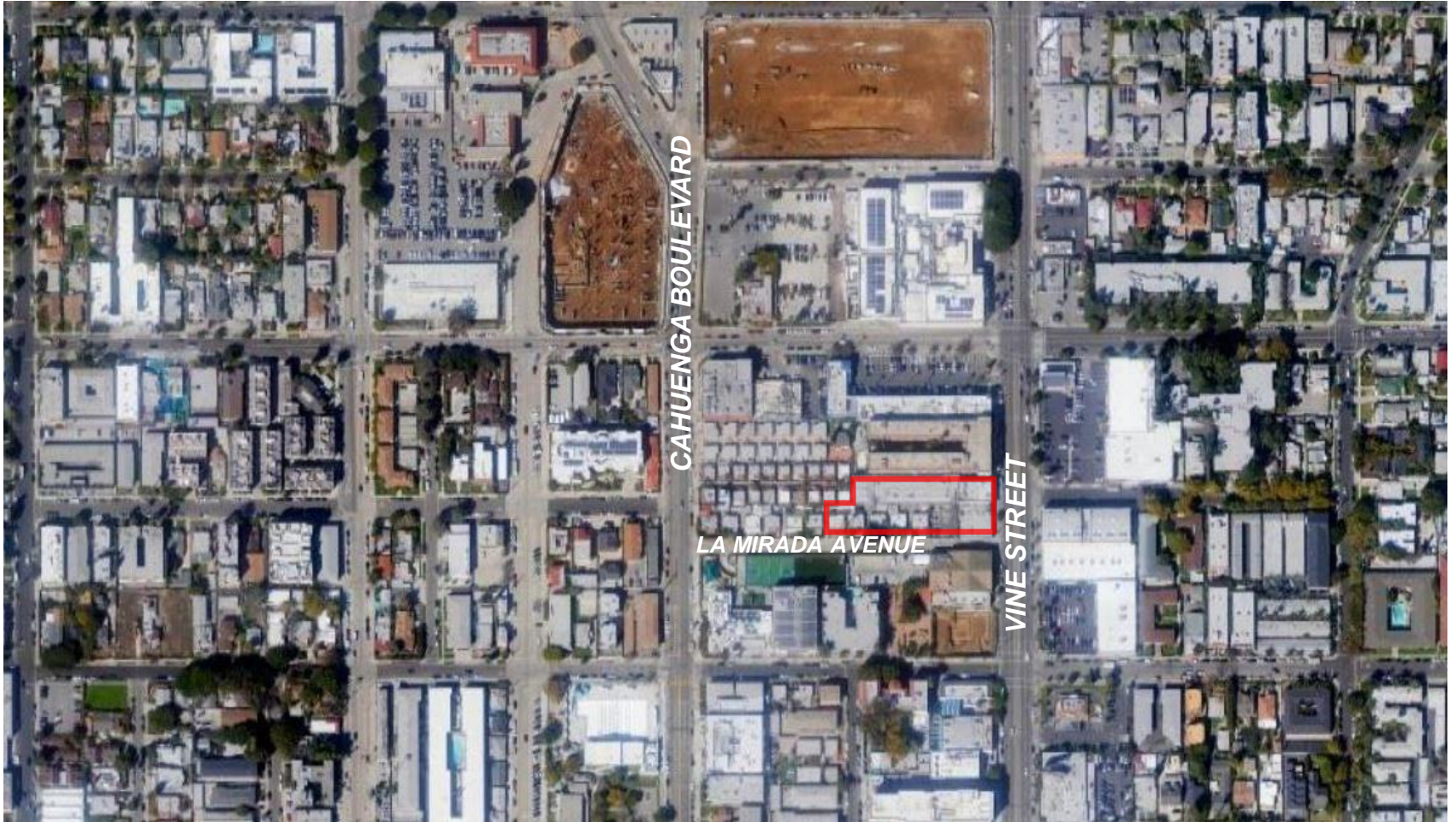
# Agenda and Objectives

- Provide an overview of the Project
- Walk through the Project review including the Environmental Impact Report (EIR) process
- Explanation of how to submit public comments
- Answer questions regarding the EIR process and Project specific questions





# Existing Conditions and Aerial View of Site



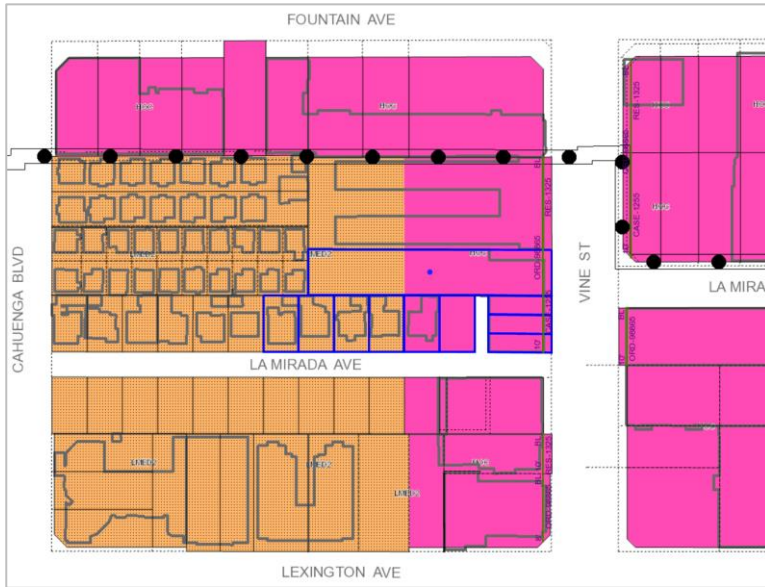


# Existing Conditions and Aerial View of Site

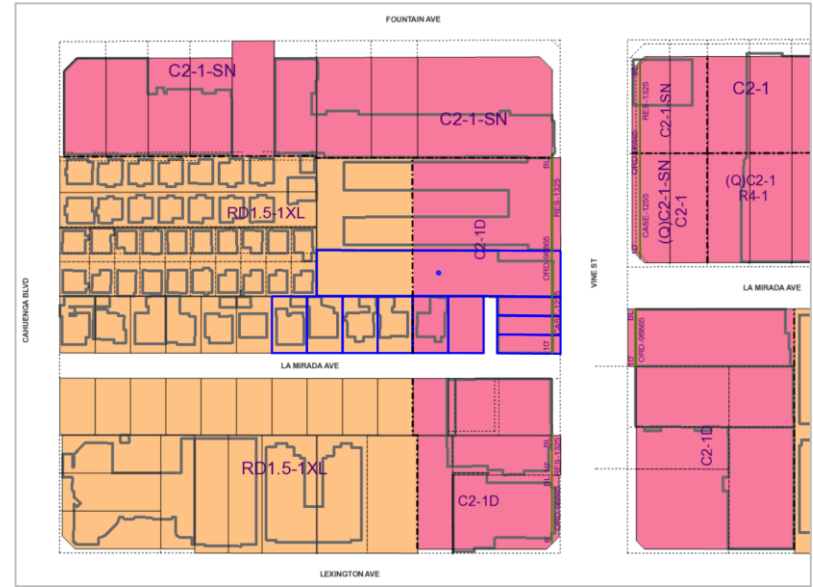


# Existing Land Use and Zoning

Land Use Designation



Zoning



**RESIDENTIAL**

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential

**COMMERCIAL**

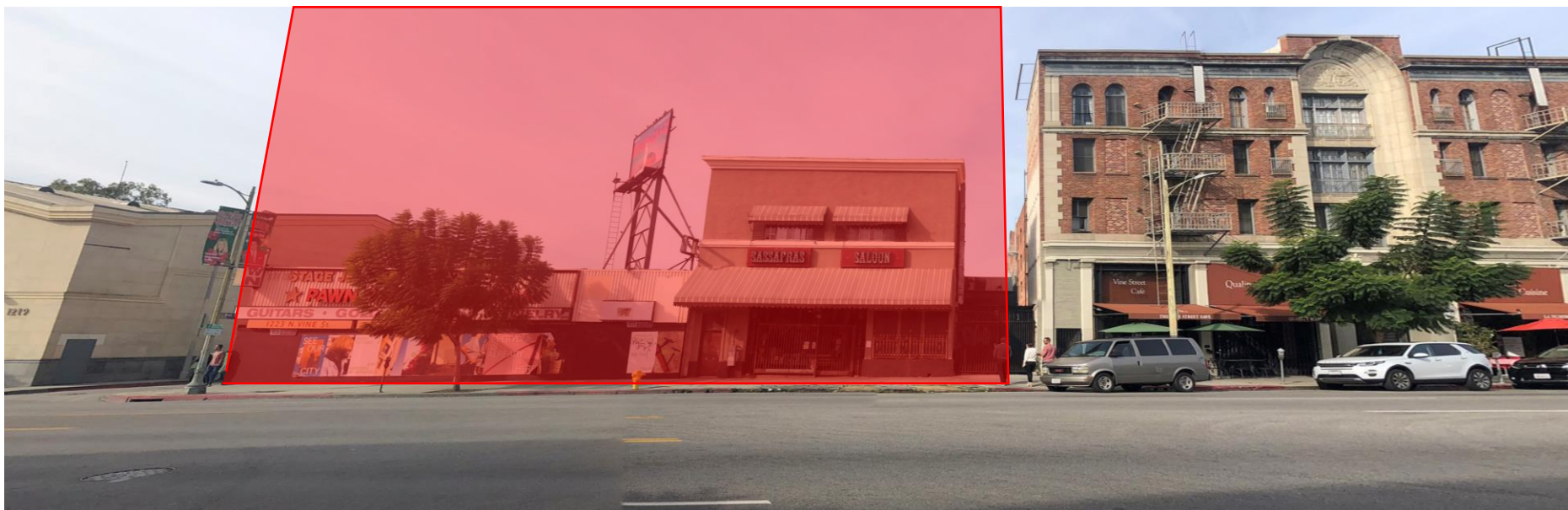
- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

**GENERALIZED ZONING**

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5
- CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC
- CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
- P, PB
- PF
- HILLSIDE



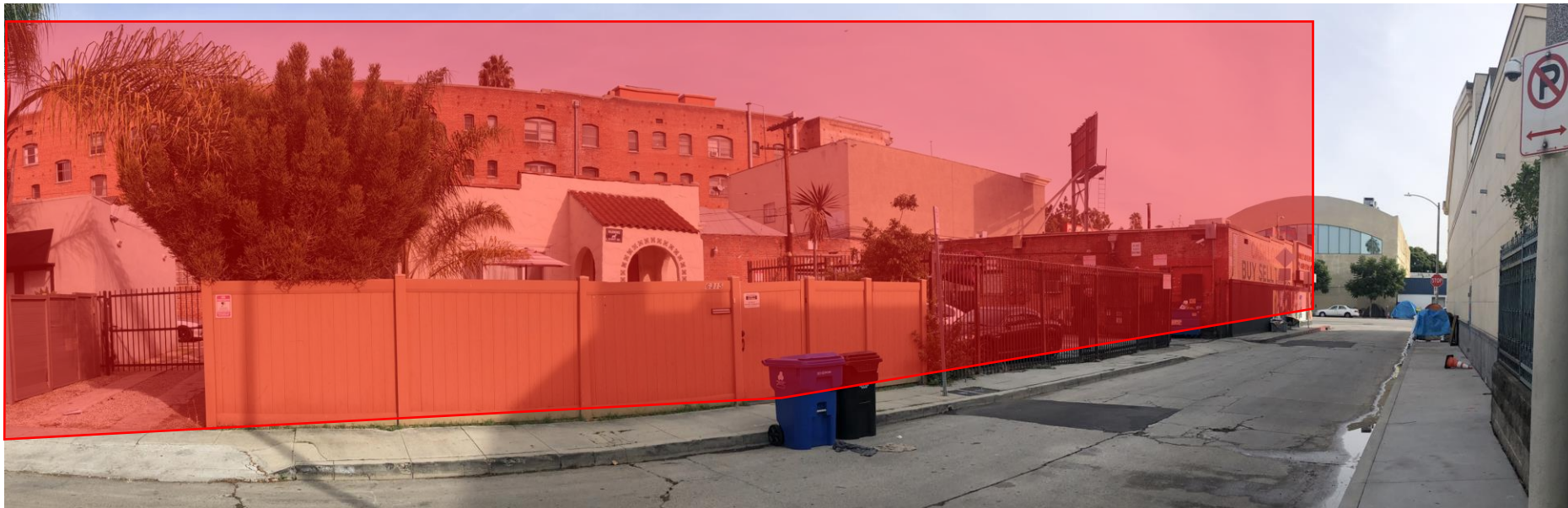
# Existing Conditions



Westbound view along Vine Street



# Existing Conditions



Eastbound view along La Mirada Avenue

# Project Overview

Construction of new 8-story mixed-use building:

- 117,150 SF of total floor area
- 3:1 FAR
- 235 parking spaces provided

## Program

- 109,190 SF Commercial
- 7,960 SF Restaurant



# Site Plan





# Building Renderings

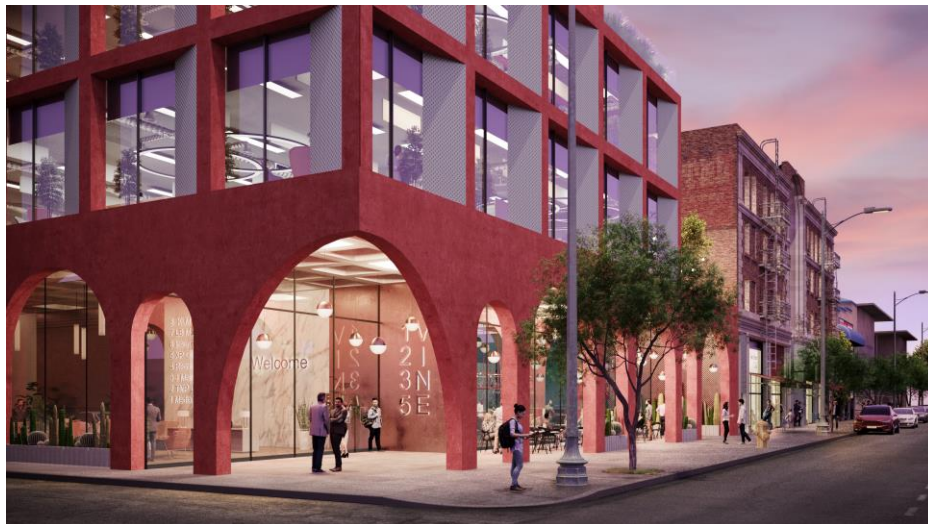


**View along Vine Street**

# Building Renderings



**Eastbound view along  
La Mirada Avenue**



**Pedestrian view from the  
corner of Vine Street and  
La Mirada Avenue**

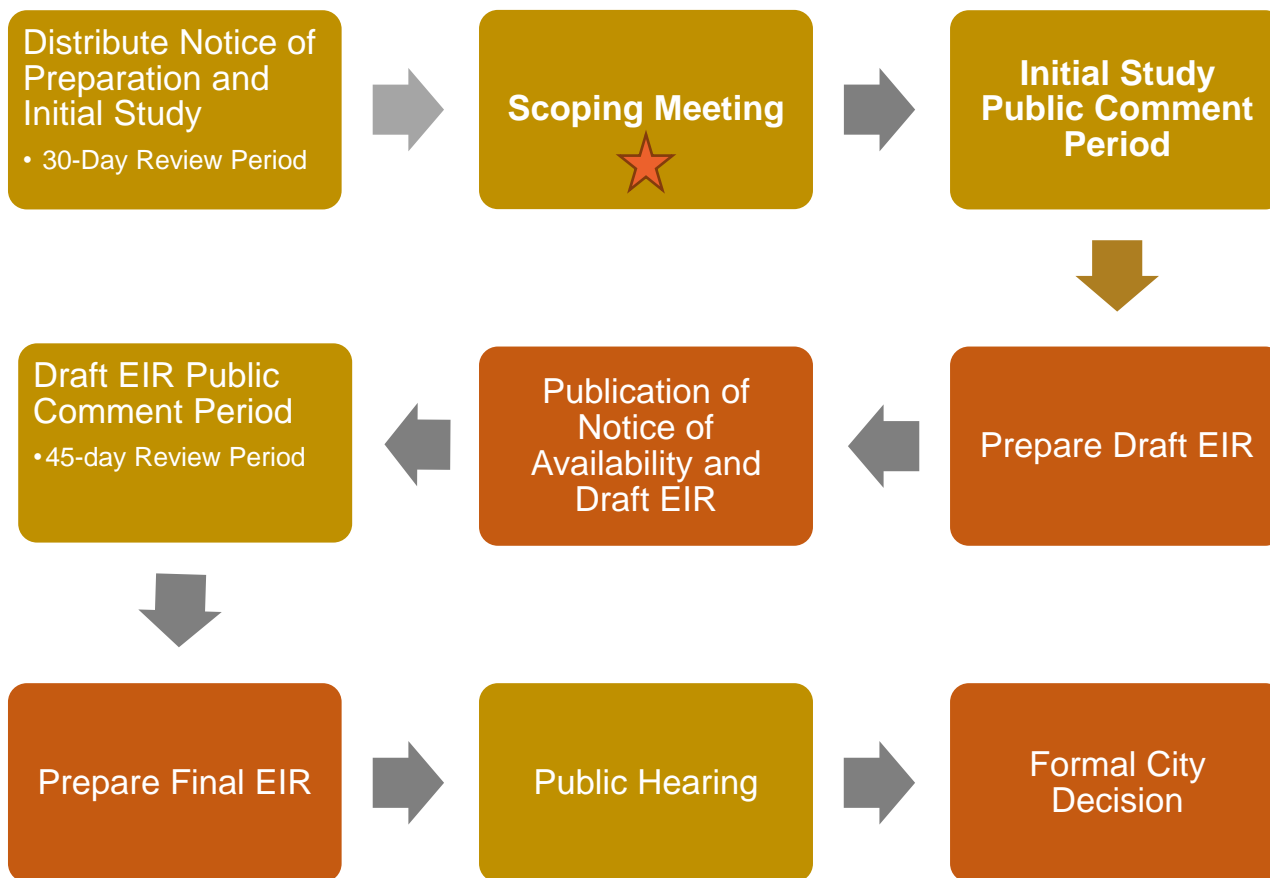
---

# Discretionary Actions

- A **General Plan Amendment** to amend the Site's land use designation.
- A **Vesting Zone Change** for portions of the Project Site from RD1.5 to C2 to allow commercial use across the entire Project Site.
- A **Height District Change** from Height Districts 1XL and 1D to Height District 2 with a D Limitation to allow a 3:1 FAR.
- A **Conditional Use Permit**.
- A **Master Conditional Use Permit**.
- A **Site Plan Review**.
- A **Vesting Tentative Tract Map**.



# Project Milestones



 =Opportunities for Public Input

---

# EIR Scope and Contents

## Impacts Found to be Less Than Significant

- Aesthetics
- Agriculture & Forestry Resources
- Biological Resources
- Geology and Soils
- Hydrology and Water Quality
- Mineral Resources
- Population and Housing
- Public Services (Fire, Police, Schools, Parks, and Libraries)
- Recreation
- Utilities and Service Systems (Wastewater, Stormwater, Telecommunications Facilities, and Solid Waste)
- Wildfire

## Topics to be Analyzed in the EIR

- Air Quality
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems (Water Supply and Energy Infrastructure)

# How to Submit Public Comments

- Through mail:

**Attn: Kimberly Henry  
City of Los Angeles  
Department of City Planning  
221 N. Figueroa Street,  
Suite 1350  
Los Angeles, CA 90012**

Reference:

1235 Vine Street Project

- Through email:

[kimberly.henry@lacity.org](mailto:kimberly.henry@lacity.org)

- All written comments must be submitted by **4:00 p.m., June 25, 2021**
- For more information about the project please visit:  
<https://planning.lacity.org/development-services/eir/1235-vine-street-project>

Submitting a question or comment during the following Q & A portion of the meeting DOES NOT constitute a formal written comment to be included as part of the NOP comment period.

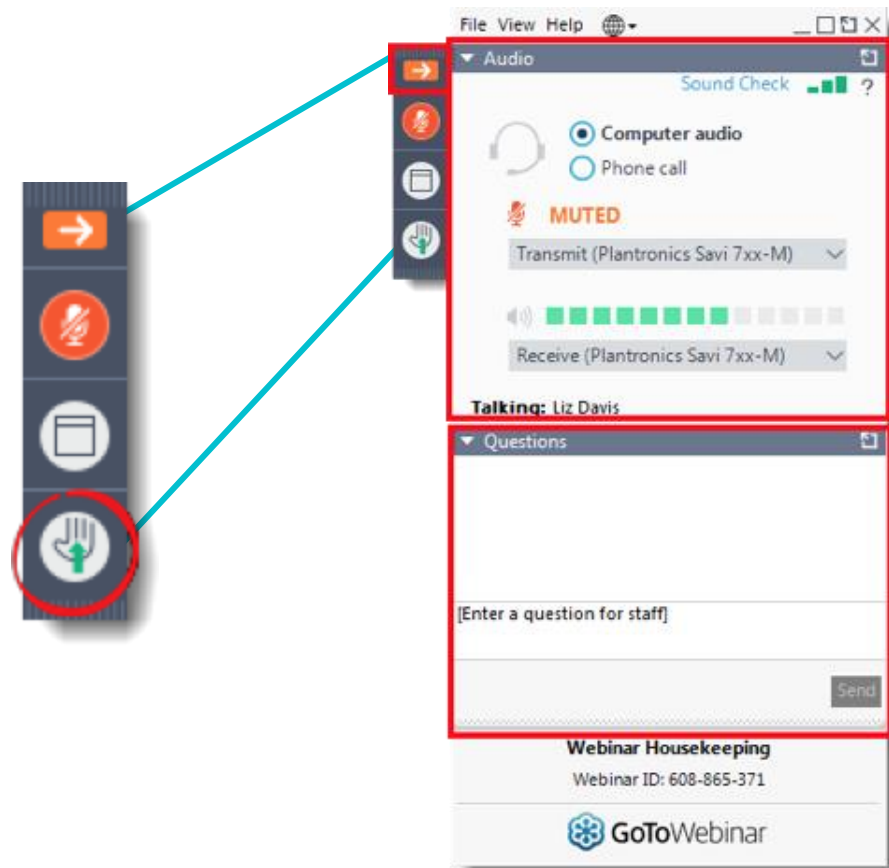


# Questions & Answers



# Questions and Answers

- Use the “**hand raise**” icon to bring attention to a technical difficulty
- Use the **Questions** panel to type a question or comment



# Questions & Answers

