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**May 19, 2016
NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
ENV-2015-897-EIR
STATE CLEARINGHOUSE NO. 2016011061**

TO: Owners of Property and Occupants and Other Interested Parties

PROJECT NAME: 333 La Cienega Boulevard Project

SITE LOCATION: 333 S. La Cienega Boulevard; Los Angeles, California 90048

COMMUNITY PLAN AREA: Wilshire Community Plan Area

COUNCIL DISTRICT: 5 — Paul Koretz

CERTIFIED NEIGHBORHOOD COUNCIL: Mid-City West

COMMENT REVIEW PERIOD: May 19, 2016 – July 5, 2016

PROJECT DESCRIPTION: CRM Properties, the Applicant, proposes to develop a 1.15-acre site with a mixed-use, up to 20-story building (proposed project) with a total floor area of 294,294 square feet (sf) consisting of 145 residential units and 31,055 sf of commercial uses: a 27,685 sf grocery market and 3,370 sf of restaurant space. The proposed structure would be approximately 240 feet in height and provide a 6:1 floor area ratio (FAR). The project would include a ground level with 3,923 sf of residential lobby space and 22,436 sf commercial (retail and restaurant) space; a mezzanine level with 8,619 sf of commercial (retail and restaurant) uses and 3,516 sf of residential lobby space; 145 residential units (Levels 5 through 19); and one level with amenities such as a pool, gym, spa, and lounge (Level 20). There would be approximately 26,862 sf of usable common and private open space. The proposed project would provide 362 parking spaces, including 119 parking spaces for commercial uses in a two level subterranean parking garage, 218 parking spaces for residential uses, in an aboveground enclosed garage on Levels 2 through 4, and 25 spaces reserved for use by the mixed-use development at 8500 Burton Way as required by Condition No. 11 in Ordinance 180766.

PERMITS AND APPROVALS: The proposed project would require a Vesting Zone and Height District Change from C2-1VL-O (Commercial, Height District 1VL, Oil Drilling District) to C2-2-O, pursuant to LAMC Section 12.32, to change the Height District from 1VL to Height District 2 to allow for the construction of a 240-foot building, and a General Plan Amendment (GPA), pursuant to LAMC Section 11.5.6.A, to change the land use designation from Neighborhood Office Commercial to Regional Center Commercial which would allow for the proposed height, density, and floor area ratio of the new structure. The proposed project would also require a Site Plan Review, pursuant to LAMC Section 16.05.C.1.b, for construction of a mixed-use development with a maximum of 145 residential units; a Variance, pursuant to LAMC Section 12.27, to allow alternative locations for long-term bicycle parking within the building; a Vesting Tract Map, pursuant to LAMC Section 17.15, for the merger and resubdivision of the project site to create five lots; and a Master Conditional Use

Permit to allow onsite and offsite sale of alcoholic beverages in conjunction with a proposed grocery store and full service restaurant.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Significant and unavoidable Project impacts have been identified with regard construction noise.

Other issues addressed in the Draft Environmental Impact Report (EIR) include: aesthetics, land use, noise, and transportation and traffic. With implementation of mitigation measures, no significant and unavoidable project or cumulative impacts associated with these environmental topics are expected.

DOCUMENT REVIEW AND COMMENT: If you wish to review a print copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so by appointment, between the hours of 8:00 A.M. and 4:00 P.M., at the City of Los Angeles Department of City Planning at 200 North Spring Street, Room 750, Los Angeles, CA 90012.

The Draft EIR is also available online at the Department of City Planning's website [<http://planning.lacity.org> (click on "Environmental Review" and then "Draft EIR")]. The Draft EIR can be purchased on CD-ROM for \$7.50 per copy. Contact Alejandro Huerta of the City of Los Angeles at (213) 978-1454 to purchase a copy. The Draft EIR is also available on CD-ROM at the following libraries:

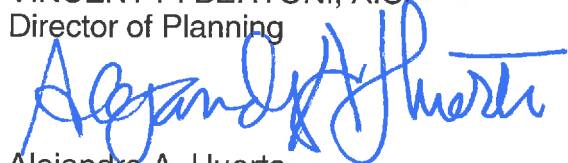
- 1) Central Library — 630 West Fifth Street, Los Angeles, CA 90071
- 2) Frances H.G. Hollywood Regional Library — 1623 North Ivar Avenue, Los Angeles, CA 90025
- 3) Fairfax Branch Library — 161 South Gardner Street, Los Angeles, CA 90028

The review period for the Draft EIR begins on May 19, 2016, and ends on July 5, 2016. If you wish to submit comments regarding the Draft EIR, please reference the file number above and submit them in writing by 4:00 P.M. on **July 5, 2016**.

Please direct your comments to:

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