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**April 28, 2016  
NOTICE OF COMPLETION AND AVAILABILITY OF  
DRAFT ENVIRONMENTAL IMPACT REPORT  
ENV-2013-3747-EIR  
STATE CLEARINGHOUSE NO. 2014031014**

**TO:** Owners of Property and Occupants and Other Interested Parties

**PROJECT NAME:** Landmark Apartments Project

**SITE LOCATION:** 11750–11770 Wilshire Boulevard; 1211–1235 Stoner Avenue;  
1222 Granville Avenue, Los Angeles, California 90025

**COMMUNITY PLAN AREA:** West Los Angeles Community Plan Area

**COUNCIL DISTRICT:** 11—Mike Bonin

**CERTIFIED NEIGHBORHOOD COUNCIL:** West Los Angeles

**COMMENT REVIEW PERIOD:** April 28, 2016–June 13, 2016

**PROJECT DESCRIPTION:** Douglas Emmett Management, LLC, proposes to construct a 34-story residential building containing up to 376 multi-family dwelling, including market-rate and affordable housing units, and an approximate 18,000-square-foot, privately maintained, publicly accessible open space area on a 2.8-acre site in the West Los Angeles Community Plan Area of the City of Los Angeles. The Project Site is currently occupied by a 42,900-square-foot, single-story supermarket building, which would be demolished under the Project; a 364,791-square-foot, 17-story office building, which would remain; and a four-level subterranean parking structure spanning the Project Site. The existing parking structure contains 1,321 parking spaces. To support the foundation of the new residential building, the Project proposes the partial demolition and reconstruction of a portion of the four-level subterranean parking structure. Specifically, 365 existing parking spaces would be removed and 166 new spaces would be constructed, resulting in a total of 1,122 parking spaces on-site. In total, the Project would remove approximately 42,900 square feet of existing floor area and construct approximately 360,291 square feet of new floor area, resulting in an increase of 317,391 square feet of net new floor area.

**PERMITS AND APPROVALS:** The Project would require various approvals and may include, but would not be limited to, the following: Vesting Zone Change from [Q]C2-2-CDO to (T)(Q)C-2-CDO pursuant to LAMC Section 12.32; Design Overlay Plan Approval under the West Wilshire Boulevard Community Design Overlay pursuant to LAMC Section 13.08; Zoning Administrator's Determination for Reduced Off-Street Parking Spaces to permit a 10 percent reduction in the required parking for an existing commercial building located not more than 1,500 feet from a bus station or similar transit facility; Zoning Administrator's Adjustment to allow a reduced side yard setback for the podium level of the residential building along Granville Avenue of 15 feet in lieu of the required 16 feet; Site Plan Review pursuant to LAMC Section 16.05; a Vesting Tract Map to create five land and/or airspace lots on the Project Site pursuant to LAMC Section 17.15; a possible

Development Agreement; and other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** Significant and unavoidable Project impacts have been identified with regard to shading during operation, and construction noise and construction vibration.

Other issues addressed in the Draft Environmental Impact Report (EIR) include: aesthetics (visual quality, views, and light/glare); air quality; greenhouse gas emissions; geology and soils; hazards and hazardous materials; hydrology and water quality; land use; noise; public services (police protection, fire protection, schools, parks and recreation, and libraries.); traffic, access, and parking; and utilities and service systems (water supply, wastewater, and solid waste). 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 St., Los Angeles, CA 90071
- 2) West Los Angeles Regional Library—11360 Santa Monica Blvd., Los Angeles, CA 90025
- 3) Donald Bruce Kaufman—Brentwood Branch Library —11820 San Vicente Blvd., Los Angeles, CA 90049
- 4) Westwood Branch Library—1246 Glendon Ave., Los Angeles, CA 90024

The review period for the Draft EIR begins on April 28, 2016, and ends on June 13, 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 **June 13, 2016**.

Please direct your comments to:

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