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INFORMATION

www.planning.lacity.org

July 18, 2013

**NOTICE OF COMPLETION AND AVAILABILITY OF
RECIRCULATED PORTIONS OF
DRAFT ENVIRONMENTAL IMPACT REPORT
ENV-2006-9653-EIR
STATE CLEARINGHOUSE NO. 2007031159**

To: Owners of Property and Occupants and Other Interested Parties
Project Name: The Lexington Project
Site Location: 6677 West Santa Monica Boulevard, Los Angeles, California,
90038
Community Plan Area: Hollywood
Council District: 4
Comment Review Period: July 18, 2013 to September 2, 2013

PROJECT DESCRIPTION: The Lexington Project would include the development of approximately 786 residential units with approximately 22,200 square feet of community-serving retail and restaurant uses. The residential uses would be located within six buildings ranging from five to eight stories in height and would include open space and recreational amenities. The community-serving retail and restaurant uses would be located on the ground level along the Santa Monica Boulevard frontage. Additionally, a three-level parking facility, providing approximately 1,612 spaces within two subterranean levels and one ground level, would be located below the residential uses. To accommodate the proposed project, the existing structures on the site would be removed.

In 2008, a Draft Environmental Impact Report (EIR) for The Lexington Project was prepared and published in accordance with the California Environmental Quality Act (CEQA). The June 2008 Draft EIR was circulated for a 45-day public review period as required by CEQA from June 19, 2008, to August 4, 2008. A Final EIR was not completed and the EIR was not certified. Due to the recession, the project sat dormant until 2012, when the current applicant/property owner, elected to reinstate the entitlement process. In light of the recent regulatory changes, as well as to facilitate public disclosure and input, the City has prepared the Recirculated Portions of the June 2008 Draft EIR (RPDEIR) for the project.

PERMITS AND APPROVALS: The project would require various approvals that may include, but would not be limited to, the following: certification of an EIR; a vesting tentative

tract map (including relief from the Advisory Agency's parking policy); General Plan Amendment to change the designation of the site from Commercial Manufacturing to General Commercial; zoning change to change the zoning of the site from [Q]CM-2D-SN to C2-2D-SN; Site Plan Review findings; Conditional Use Permit for alcoholic beverages; demolition, grading, excavation, foundation, and associated building permits; haul route approval; Project Permit Compliance or other necessary signage approvals pursuant to the requirements of the Hollywood Signage Supplemental Use District; and any additional actions as may be deemed necessary.

ENVIRONMENTAL ISSUES INCLUDED IN THE RE-CIRCULATED PORTIONS OF THE DRAFT EIR: Issues addressed in the RPDEIR include air quality, greenhouse gas emissions, hydrology and water quality, land use and traffic.

DOCUMENT REVIEW AND COMMENT: As CEQA Guidelines Section 15088.5, subdivision (f)(2) permits, the City requests reviewers to limit the scope of their comments to that material within the RPDEIR. If you wish to review a copy of the RPDEIR, 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. Copies of the RPDEIR are also available at the following Library Branches:

- 1) Will and Ariel Durant Branch Library – 7140 Sunset Blvd., Hollywood, CA 90046
- 2) Central Library – 630 West 5th Street, Los Angeles, CA 90071
- 3) F.H. Goldwyn Hollywood Regional Library – 1623 N. Ivar Ave., Hollywood, CA 90028
- 4) John C. Fremont Library—6121 Melrose Avenue, Los Angeles, CA 90038

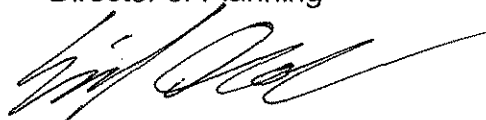
The RPDEIR is also available online at the Department of City Planning's website [<http://planning.lacity.org> (click on "Environmental" and then "Draft EIR")]. The RPDEIR can be purchased on cd-rom for \$7.50 per copy. Contact the **Department of City Planning** at **(213) 978-1326** to purchase one.

The review period for the RPDEIR begins on July 18, 2013, and ends on September 2, 2013. If you wish to submit comments regarding the RPDEIR, please reference the file number above, and submit them in writing by 4:00 P.M. on **September 2, 2013**.

Please direct your comments to:

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