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January 7th, 2010

**NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT NO.
ENV-2007-5046-EIR
STATE CLEARINGHOUSE NO. 2009021035**

To: Owners of Property and Occupants and other interested parties

Project Name: Washington Square Redevelopment Project

SITE LOCATION: 4020-4060 West Washington Boulevard, Los Angeles 90018

PROJECT DESCRIPTION: Root III Corporation (the Applicant) proposes the development of a mixed-use project ("Project") with residential and retail-commercial uses within the West Adams-Baldwin Hills-Leimert Community in the City of Los Angeles. The site is also located within the Los Angeles Community Redevelopment Agency's Mid-City Recovery Redevelopment Plan area and within an Enterprise Zone. The approximately 8-acre site is trapezoidal in shape and has frontage on Washington Boulevard on the north and 10th Avenue on the east. The Project would include the demolition of the existing older commercial structures and the associated surface parking lot.

Due to changing market forces, the Applicant is requesting review of two development options, Option A and Option B, which are both evaluated in the Draft EIR. While it is expected that both options would be entitled through the City of Los Angeles, only one option would be implemented ultimately. This approach would provide flexibility to respond to the market prevailing at the time entitlement has been completed.

Option A would result in the redevelopment of the site with three mixed-use buildings varying from three to eighteen levels in height. Building heights would vary from 68 to a maximum of 205 feet in height. The structures would each contain ground floor retail uses with residential units above. Option A would include approximately 110,000 square feet of commercial uses and 550 residential units (130 rental apartments and 420 for-sale condominiums). Approximately 145,000 square feet of open space would be provided in a series of landscaped pedestrian walkways along gardens, open air plazas, and pedestrian/vehicular linkages in and around the commercial areas and condominiums. Parking would be integrated within the three buildings in some subterranean as well as above grade structured capacity, supplemented by some surface parking capacity. The Project would include a site-wide total of 1,061 parking spaces.

Option B would result in the redevelopment of the site with three buildings varying in height from two to seven levels. Building heights would vary from 50 to a maximum of 85 feet. Option B would include approximately 250,000 square feet of commercial uses and 342 residential units (125 rental apartments and 217 for-sale condominiums). Approximately 100,000 square feet of open space would be provided in a series of landscaped pedestrian walkways along gardens, open air plazas, and pedestrian/vehicular linkages in and around the commercial areas and residences. Parking would be integrated within the three buildings in some subterranean as well as above grade structured capacity. The Project would include a site-wide total of 1,368 parking spaces.

Construction of the Project is anticipated to begin in 2011 with completion of the Project in 2013. Approximately 80,000 to 150,000 cubic yards of soil, depending on the option, would be excavated, the majority of which is expected to be exported off-site.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis contained in this Draft EIR, the proposed project would result in significant and unavoidable environmental impacts with regard to aesthetics (Option A only), construction air quality (both options), historic resources (Option A only), construction noise (both options), library services (both options), and transportation (both options). Issues addressed in the EIR include aesthetics, air quality, cultural resources, land use and planning, noise, public services, transportation, and utilities.

DOCUMENT REVIEW AND COMMENT: If you wish to review a copy of the Draft Environmental Impact Report (Draft EIR) or the documents referenced in the Draft EIR, you may do so at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles. Copies of the Draft EIR are also at the following Library Branches:

- 1) Central Library - 630 W. 5th Street, Los Angeles
- 2) Washington Irving Branch Library - 4117 W. Washington Blvd., Los Angeles
- 3) Jefferson Branch Library - 2211 W. Jefferson Blvd., Los Angeles
- 4) Memorial Branch Library - 4625 W. Olympic Blvd., Los Angeles
- 5) Baldwin Hills Branch Library - 2906 S. La Brea Ave., Los Angeles

The Draft EIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/> (click on "Environmental" and then "Draft Environmental Impact Reports")]. The Draft EIR can be purchased on cd-rom for \$7.50 per copy. Contact David Somers of the City of Los Angeles at (213) 978-1355 to purchase one.

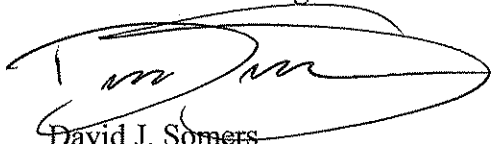
If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing by **February 22, 2010**.

Please direct your comments to:

David Somers, Assistant Planner/Environmental Review Coordinator
Los Angeles Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012
(213) 978-1343 (fax)
David.Somers@lacity.org (e-mail)

If a public hearing is required for the proposed Project, a separate hearing notice will be mailed at a later date for such purpose. If you have any questions, please contact David Somers at the location above.

S. Gail Goldberg, AICP
Director of Planning

A handwritten signature in black ink, appearing to read "David J. Somers", is written over a large, hand-drawn oval scribble.

David J. Somers
Assistant Planner, EIR Unit
Division of Land/Environmental Review