

DEPARTMENT OF CITY PLANNING

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



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MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271
EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.planning.lacity.org

January 4, 2008

NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT
AND
NOTICE OF PUBLIC SCOPING MEETING

EAF NO.: ENV-2007-4288-EIR

PROJECT NAME: 2455 S. Figueroa Apartments and Replacement Parking Project

PROJECT LOCATION/ADDRESS: 2455 S. Figueroa Street

COMMUNITY PLANNING AREA: South Los Angeles Community Plan Area

COUNCIL DISTRICT: CD 8

DUE DATE FOR PUBLIC COMMENTS: February 4, 2008

The City of Los Angeles, Department of City Planning, will be the Lead Agency and will require the preparation of an Environmental Impact Report ("EIR") for the project identified herein (the "Project"). The Department of City Planning requests your input as to the scope and content of the EIR. The purpose of the Scoping Meeting (**not a Public Hearing**) is to receive input from the public as to what environmental effects the EIR should study. **No decisions** about the Project are made at the Scoping Meeting. The Project description, location, and the potential environmental effects are set forth below. Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the scope and content of the Draft EIR. The Scoping Meeting is in an **open house format**. A copy of the Initial Study prepared for the Project is not attached but is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

PROJECT DESCRIPTION: The Project Applicant, Capital Oak Venture, proposes the development of a residential project on a 1.67-acre site located at 2455 South Figueroa Street, north of West Adams Boulevard in the South Los Angeles Community Plan Area (the "Project Site"), as shown in Figure 1, Regional Context Map, and Figure 2, Project Location Map. The Project Site and surrounding land uses are shown in Figure 3, Aerial Photograph of Project Site and Vicinity.

The Project would include a 145-unit residential building, associated parking for resident and visitor use, and replacement parking for the adjacent St. Vincent de Paul Roman Catholic Church (St. Vincent's Church). The Project is designed to provide housing for students attending the

University of Southern California (USC), Mount St. Mary's College Doheny Campus and other local educational institutions. The Project may make approximately ten percent of the total units (i.e., 15 units) available for faculty, staff, and members of the public. The Project site currently contains a parking lot and small garden for use by St. Vincent's Church, as shown in Figure 4, Existing Site Plan. The Project would develop a five-story residential building atop two levels of subterranean parking, with the top four stories to be used for residential uses, and the bottom three levels reserved for parking. The residential component of the building would total 160,115 square feet. The project proposes a total of 145 units on the second through fifth levels of the building, including 27 one-bedroom units, 115 two-bedroom units, and 3 three-bedroom units. Please see Figure 5, Proposed Site Plan. The project proposes trees and other landscaping intended to ensure compatibility with the adjacent land uses.

The residential component of the Project would be arranged around four open air courtyards, which would serve as common areas for building residents. Public amenities would include study rooms, lounge areas, recreational and fitness facilities, a game room, a management leasing area, and lobby space totaling approximately 7,000 square feet. In addition, a community Jacuzzi would be provided.

The building would be modified Mediterranean Revival in architectural style and would be five stories tall, or 60 feet above adjacent grade to the roofline. A decorative tower along the east (Figueroa Street) building elevation would be 14 feet taller than the building roofline, or 74 feet above adjacent grade. The Project would incorporate a 15-foot front-yard setback from the eastern property boundary on Figueroa Street, a 17-foot rear-yard setback from the western property boundary, a 10-foot side-yard setback from the northern property boundary, and a 28-foot side-yard/fire department access lane along the southern property line. Front, rear, and south side-yard setbacks exceed Municipal Code requirements.

A total of 443 parking spaces would be provided for Project residents and church parishioners on three levels, including two subterranean levels and one at-grade level. Of this total, 310 spaces would be reserved for residents of the building in the subterranean levels. The remaining 133 spaces would occupy the at-grade parking level. Of the 133 spaces, 125 spaces would be reserved for use by parishioners of St. Vincent's Church during functions and liturgical services, as 1:1 replacement of the existing surface parking. The remaining 8 spaces would be used for the Project's leasing/management office. Parking for St. Vincent's Church would be accessed from a separate entrance from the residential parking. Direct pedestrian access between St. Vincent's Church and the Project's replacement at-grade parking would be provided. There would be secondary emergency access road for the Project Site from the western portion of the site to Adams Boulevard via an easement on the St. Vincent's Church property that the Church currently uses to access a utility building.

The Project Applicant is requesting the following discretionary approvals from the City of Los Angeles as part of the proposed Project: Conditional Use Permit pursuant to Los Angeles Municipal Code (LAMC) 12.24.W.37 to allow public parking in an R Zone for the Church replacement at-grade parking component of the Project, and Site Plan Review Findings pursuant to LAMC 16.05.D.2 for residential uses with more than 50 units.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The Initial Study prepared for the Project determined that additional study in an EIR is recommended for the following topical areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services (Police and Fire), Transportation/Circulation, and Utilities and Service Systems.

PUBLIC SCOPING MEETING DATE AND LOCATION: The location, date and time of the public scoping meeting are as follows:

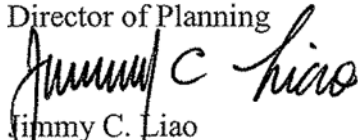
Date: January 22, 2008
Time: 6:30 PM to 8:30 PM
Location: St. Vincent Elementary School, Auditorium
2333 S. Figueroa Street
Los Angeles, CA 90007

The enclosed materials reflect the current scope of the Project (subject to change), which is located in an area of interest to you and/or the organization you represent. An EIR will be prepared and the Department of City Planning, Environmental Review Section welcomes all comments regarding the potential environmental impacts of the proposed Project and the issues need to be addressed in the EIR. Written comments are encouraged and will be considered in the preparation of the Draft EIR. **Written comments** must be submitted by **February 4, 2008**.

Please direct your responses to:

Jimmy C. Liao, City Planner
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
(213) 978-1343 (fax)
Jimmy.Liao@lacity.org (e-mail)

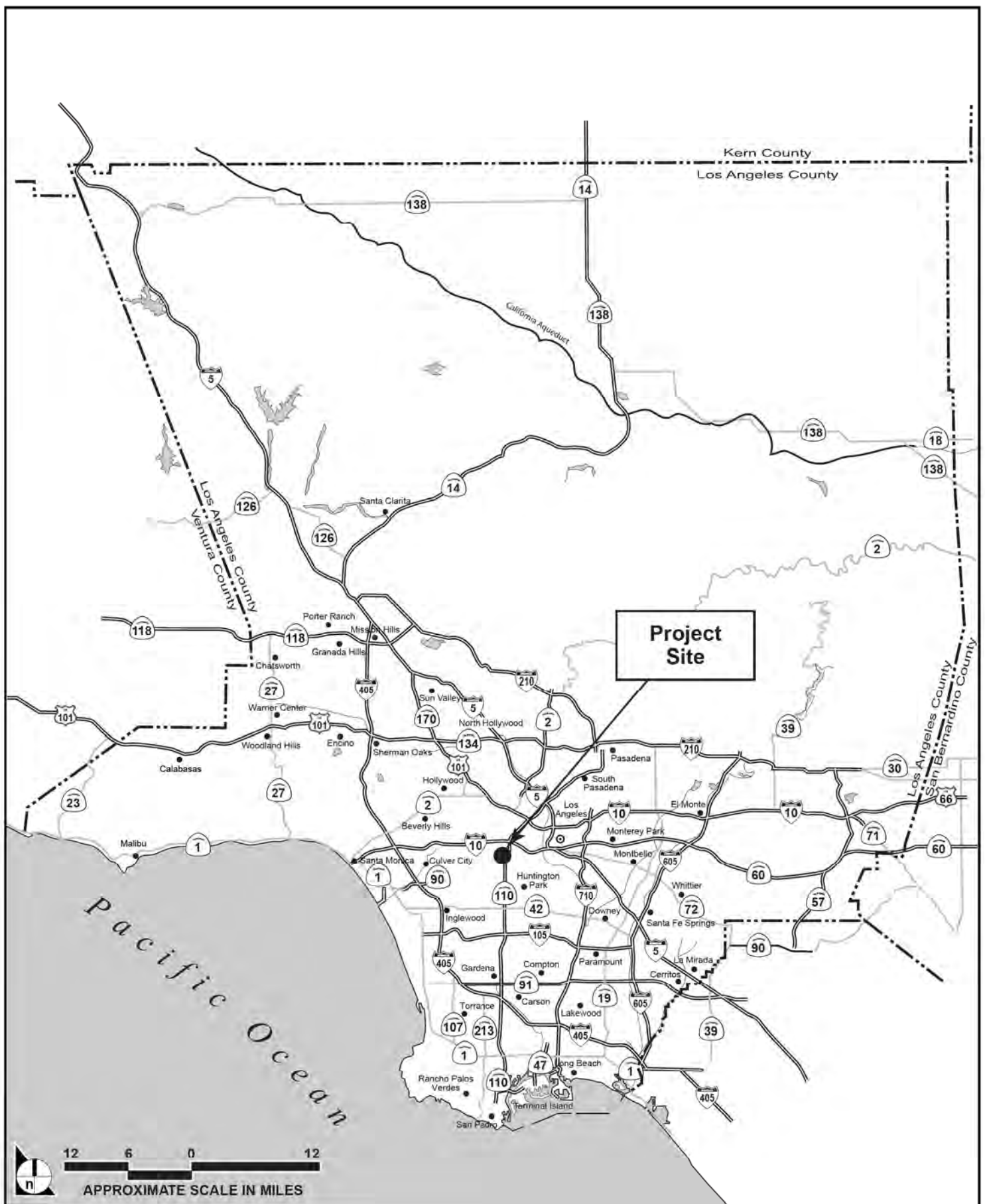
S. Gail Goldberg, AICP
Director of Planning



Jimmy C. Liao
City Planner, EIR Unit
Division of Land/Environmental Review

Attachments:

Figure 1 Regional Context Map
Figure 2, Project Location Map
Figure 3, Aerial Photograph of Project Site and Vicinity
Figure 4, Existing Site Plan
Figure 5, Proposed Site Plan



SOURCE: Impact Sciences, Inc. – August 2007

FIGURE 1

Regional Context Map




SOURCE: Google Earth - August 2007, Impact Sciences, Inc. - August 2007

FIGURE 2

Project Location Map

Legend:

- 1 St. Vincent de Paul Roman Catholic Church
621 W. Adams Boulevard
- 2 Church Rectory
- 3 Sisters of St. Joseph of Carondelet
Convent / Stimson House
2421 S. Figueroa Street
- 4 St. Vincent School
2333 S. Figueroa Street
- 5 Miner House
649 W. Adams Boulevard
- 6 Miner Tract Lot C
641 W. Adams Boulevard
- 7 Mount St. Mary's College, Doheny Campus
10 Chester Place
- 8 Commercial/Retail uses
- 9 Wool Mill/Zanja H-8
2455 S. Figueroa Street
-  Project Site
2455 S. Figueroa Street



SOURCE: Google Earth - August 2007, Impact Sciences, Inc. - August 2007

FIGURE 3

Aerial Photograph of Project Site and Vicinity

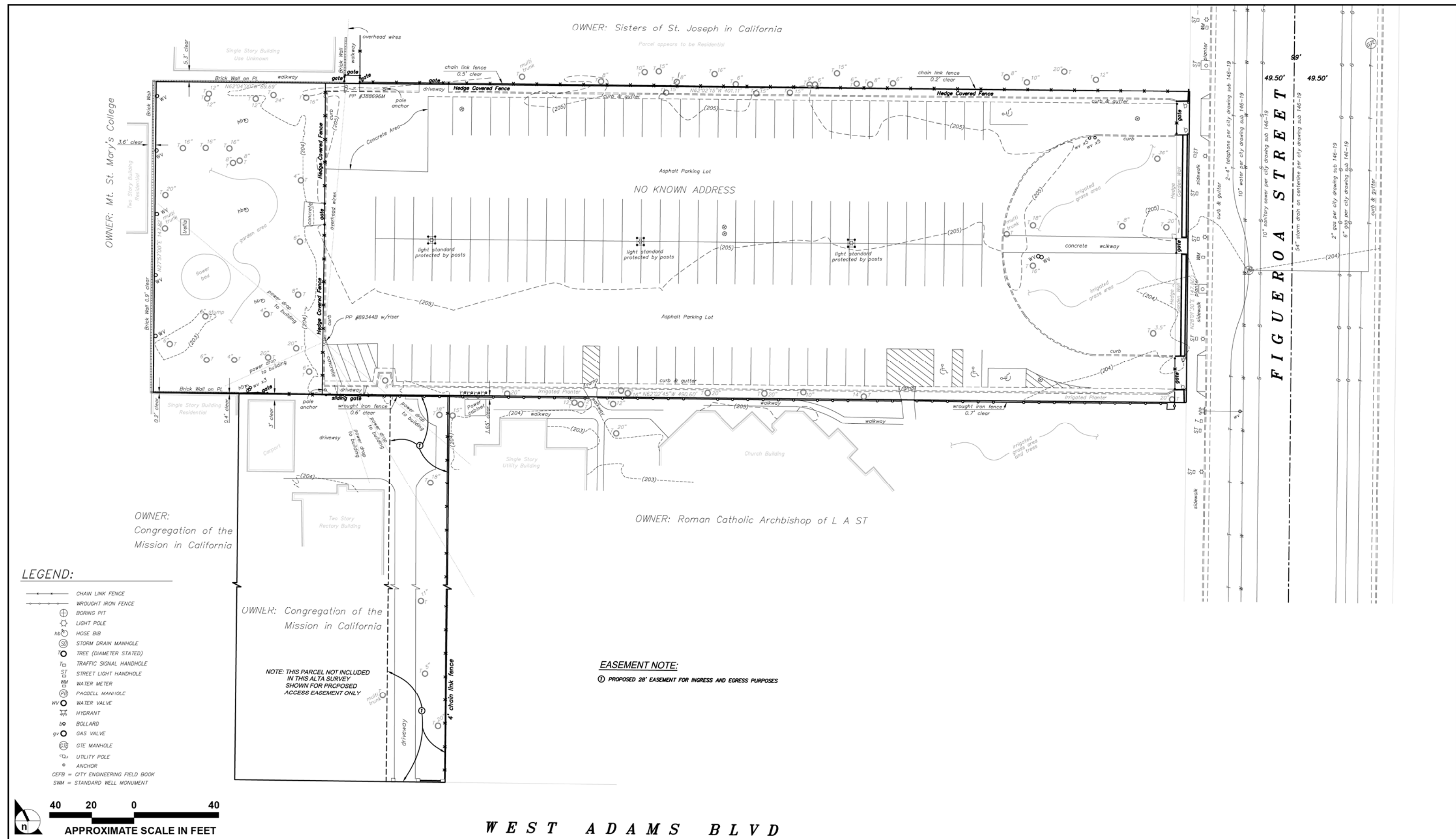
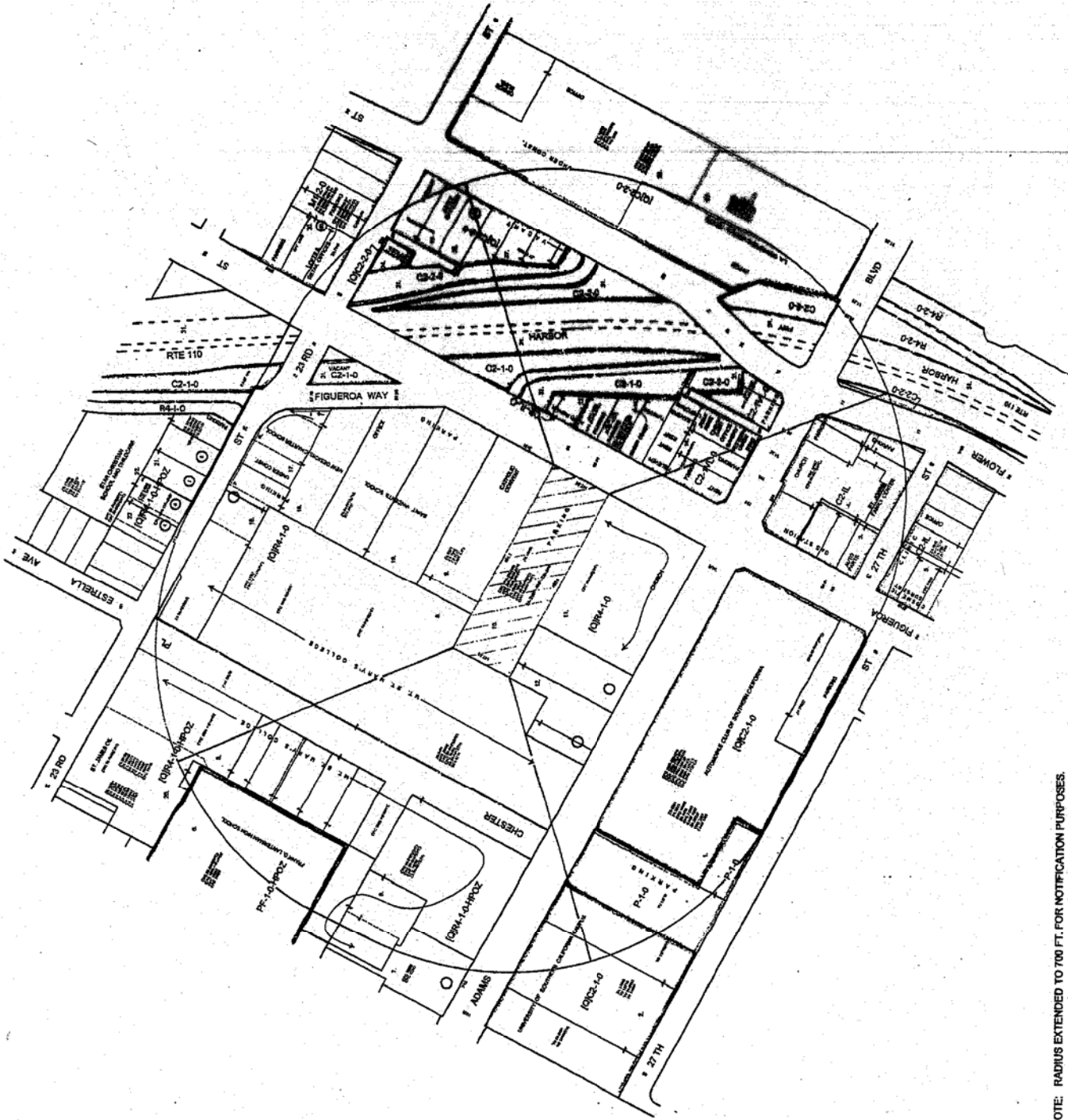




FIGURE 5

946-001•08/07



NOTE: RADIUS EXTENDED TO 700 FT. FOR NOTIFICATION PURPOSES.
 LEGAL: PORTION OF LOT 8, BLK 17, HANCOCK'S SURVEY, M.R. 2-108. (SEE APPLICATION)

C.D. 224439
 C.T. 224439
 P.A. SOUTH LOS ANGELES

GC Mapping Service
 711 MISSION STREET, SUITE D
 SOUTH PASADENA, CA 91030
 (826) 441-1080

E.I.R.

1.87 NET AC.

CASE NO. 00-00-00-00
 DATE: 00-00-00
 SCALE: 1" = 100'
 USES: FIELD
 D.M. 123 A.28, 123 A.105,
 121 A.203
 T.B. PAGE: 004 GRID: C7