

DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
VICE-PRESIDENT

ROBERT L. AHN  
CAROLINE CHOE  
RICHARD KATZ  
JOHN W. MACK  
SAMANTHA MILLMAN  
DANA M. PERLMAN

JAMES K. WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT II  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

EXECUTIVE OFFICES  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

MICHAEL J. LOGRANDE  
DIRECTOR  
(213) 978-1271

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
<http://planning.lacity.org>

December 3, 2015

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

**CASE NO.:** ENV-2015-3719-EIR

**PROJECT NAME:** Wilshire Mullen

**PROJECT APPLICANT:** Mullen Wilshire Blvd (LA) Owner, LLC

**PROJECT LOCATION/ADDRESS:** 4600, 4606, 4612, 4616, 4622, 4628, 4652, 4656, 4662, 4680 Wilshire Boulevard; 706, 720 Rimpau Boulevard; 710, 715, 716, 717, 722, 723, 726, 727 Mullen Avenue; 711, 717, 723, 727 Muirfield Road; 4617 8<sup>th</sup> Street, Los Angeles 90005/90010

**COMMUNITY PLANNING AREA:** Wilshire

**COUNCIL DISTRICT:** 4, David Ryu

**DUE DATE FOR PUBLIC COMMENTS:** 4:00 pm, January 4, 2016

**SCOPING MEETING:** Wednesday, December 16, 2015

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides to prepare an Environmental Impact Report (EIR) for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Los Angeles' intent, as Lead Agency, to prepare an EIR for this Project, which is located in an area of interest to you and/or the organization or agency you represent. This EIR will be prepared by outside consultants and submitted to the Department of City Planning, Environmental Analysis Section, for independent review and certification.

The Department of City Planning requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the proposed Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

A Scoping Meeting will be held to receive input from the public as to what areas the EIR should study. No decisions about the Project are made at the Scoping Meeting. The project description, location, and the potential environmental effects identified thus far are set forth in this document. Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR.

**The Scoping Meeting is in an open house format. THIS IS NOT THE REQUIRED PUBLIC HEARING FOR MUNICIPAL CODE ENTITLEMENT REQUESTS which will be scheduled after the completion of the EIR.** The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012. A copy of the Initial Study prepared for the Project is not attached but may be viewed online at <http://planning.lacity.org> by clicking on the “Environmental Review” tab, then “Notice of Preparation & Public Scoping Meetings”.

**PROJECT LOCATION:** 4600, 4606, 4612, 4616, 4622, 4628, 4652, 4656, 4662, 4680 Wilshire Boulevard; 706, 720 Rimpau Boulevard; 710, 715, 716, 717, 722, 723, 726, 727 Mullen Avenue; 711, 717, 723, 727 Muirfield Road; 4617 8<sup>th</sup> Street, Los Angeles 90005/90010

**PROJECT DESCRIPTION:** The Project site includes two city blocks on the south side of Wilshire Blvd bounded by Muirfield Road on the east, Rimpau Boulevard on the west and 8<sup>th</sup> Street on the south. The two blocks are separated by Mullen Avenue. “Block A” (west of Mullen Avenue) currently consists of the former Farmers Insurance Home Office building (“Farmers Building”) and associated surface parking. “Block B” (east of Mullen Avenue) currently consists of additional surface parking for the Farmers Building and two vacant residential lots.

The proposed Project will merge Mullen Avenue, Block A and the majority of Block B into a single legal lot for condominium development purposes. The remaining portion of Block B will be merged and re-subdivided into six (6) smaller legal lots for development of single-family homes pursuant to the City’s Small Lot Subdivision Ordinance. The proposed Project consists of the following specific components:

Block A

- Preservation of the existing 8-story, approx. 211,000 square-foot Farmers Building, which is currently under consideration for designation as a Historic-Cultural Monument.
- Conversion of floors 3-8 of the Farmers Building to 53 residential condominiums.
- Renovation of floors 1-2 of the Farmers Building, which shall remain approximately 54,515 square feet of office space.
- Construction of 11 attached townhome condominium units and an amenity/pool deck above a new 3-level subterranean parking garage with a mix of conventional and automated parking.

Block B

- Construction of 17 residential condominium units, including 9 attached units and 8 free-standing “paseo” homes, each with a private attached 2-car garage.
- Construction of 6 single-family homes: 5 homes with access from 8<sup>th</sup> Street and 1 home with access from Muirfield Road.

Overall, the proposed Project includes 87 residential units (53 in the existing Farmers Building; 34 in new structures) and approximately 54,515 square feet of office space in the existing Farmers Building for a total floor area of approximately 298,333 square feet. The one block stretch of Mullen Avenue between Wilshire Boulevard and 8<sup>th</sup> Street will be merged and converted to a private driveway but will remain open to allow continued pass-through traffic by members of the general public.

**REQUESTED PERMITS/APPROVALS:**

1. Pursuant to LAMC Section 16.50 and Park Mile Specific Plan Section 9.B.5, Design Review Board review of the Project;
2. Pursuant to LAMC Section 11.5.7, Project Permit Compliance review of the Project;

3. Pursuant to LAMC 17.15 Two Vesting Tentative Tract Maps as follows: (i) one Vesting Tentative Tract Map for the merger of Mullen Avenue between 8th Street and Wilshire Boulevard, the merger of excessive dedication of Rimpau Boulevard between Wilshire Boulevard and 8th Street, the merger of an existing irrevocable offer of dedication for 8th Street between Rimpau Boulevard and Mullen Avenue and merger of existing unnecessary utility easements and re-subdivision of the property into two separate Tract Maps including 81 residential condominium units and one office condominium unit on one lot per Vesting Tentative Tract 73895; and (ii) a second Vesting Tentative Tract Map for 6 small lot single family-homes per Vesting Tentative Tract 73894.
4. Pursuant to LAMC Section 11.5.7 H, the following Director's Interpretations:
  - a. An interpretation of the Park Mile Specific Plan's density and use regulations to permit distribution of dwelling units within the existing Farmers Building notwithstanding the zone boundary bisecting the structure, provided that the overall density of the Farmers Building and the overall density of the lot comply with the permitted density of the lot;
  - b. An interpretation of the Park Mile Specific Plan's use regulations to permit commercial parking within a subterranean parking structure featuring robotic parking that is partially located in a RD3 Zone;
  - c. An interpretation of the Park Mile Specific Plan's parking and use regulations to permit the continued use of portions of land in the RD3 zone for commercial vehicle access; and
  - d. An interpretation to clarify that one-family dwellings are not subject to the provision of the Park Mile Specific Plan requiring 2.5 parking spaces per unit, which is intended to apply to multifamily uses.
5. Haul route approval for the export of approximately 59,000 cubic yards of dirt.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology/Soils; Greenhouse Gas Emissions; Hazards/Hazardous Materials; Hydrology/Water Quality; Land Use/Planning; Noise; Population, Housing & Employment; Public Services (Fire, Police, Schools, Recreation & Parks, Libraries); Recreation; Transportation/Traffic; and Utilities/Service Systems (Water, Wastewater, Solid Waste, Energy Demands).

**PUBLIC SCOPING MEETING:** A public scoping meeting in an open house format will be held to receive public comment regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 5:00 pm and 7:00 pm to view materials, ask questions, and provide comments. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. The location, date, and time of the public scoping meeting for this Project are as follows:

**Date:** Wednesday, December 16, 2015

**Time:** 5:00 pm to 7:00 pm  
Arrive any time between 5:00 pm to 7:00 pm to speak one-on-one with City staff and Project consultants.

**Location:** House of Lebanon  
4800 Wilshire Boulevard  
Los Angeles, CA 90005

The enclosed materials reflect the scope of the project (subject to change). The Department of City Planning welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the EIR. **Written comments**

**must be submitted to this office by 4:00 pm, January 4, 2016.** Written comments will also be accepted at the public scoping meeting described above.

Please direct your responses to:

**Mail:** Erin Strellich  
Environmental Analysis Section  
Department of City Planning  
200 N. Spring Street, Room 750, Los Angeles, CA 90012

**Fax:** (213) 978-1343

**Email:** [erin.strellich@lacity.org](mailto:erin.strellich@lacity.org) (email)

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The scoping meeting facility and its parking are wheelchair accessible.

Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the scoping meeting by calling Darlene Navarrete at (213) 978-1332.

*Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

*Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a Darlene Navarrete a (213) 978-1332.*

Michael J. LoGrande  
Director of City Planning

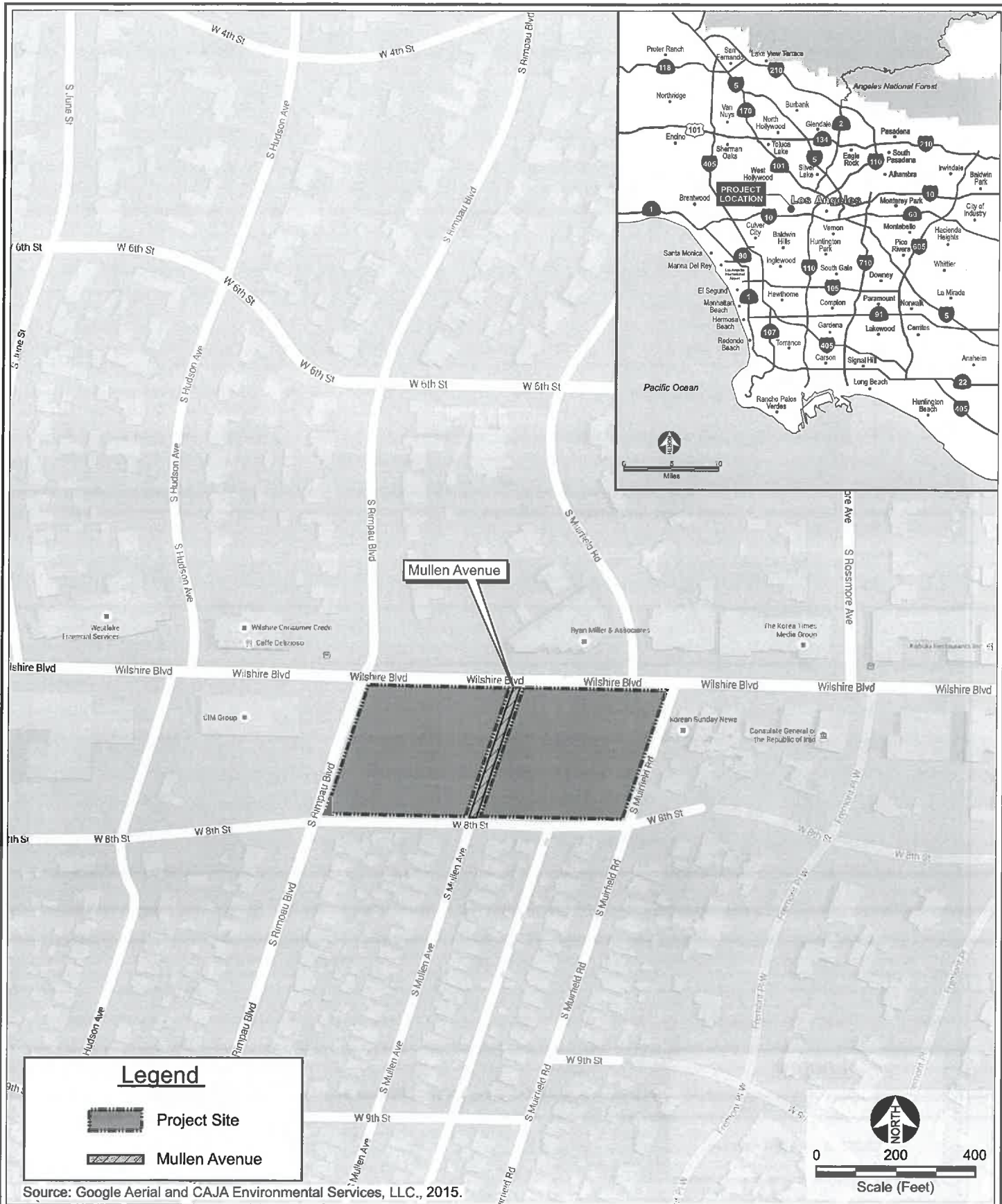


Erin Strellich  
Project Coordinator, EIR Unit, Environmental Analysis Section

Enclosures



- Figure 1, Vicinity Map
- Figure 2, Aerial Map
- Figure 3, Site Plan
- Figure 4, Scoping Meeting Location Map
- Figure 5, 500-foot Radius Map








**Legend**

-  Project Site
-  Mullen Avenue

  
 0 100 200  
 Scale (Feet)

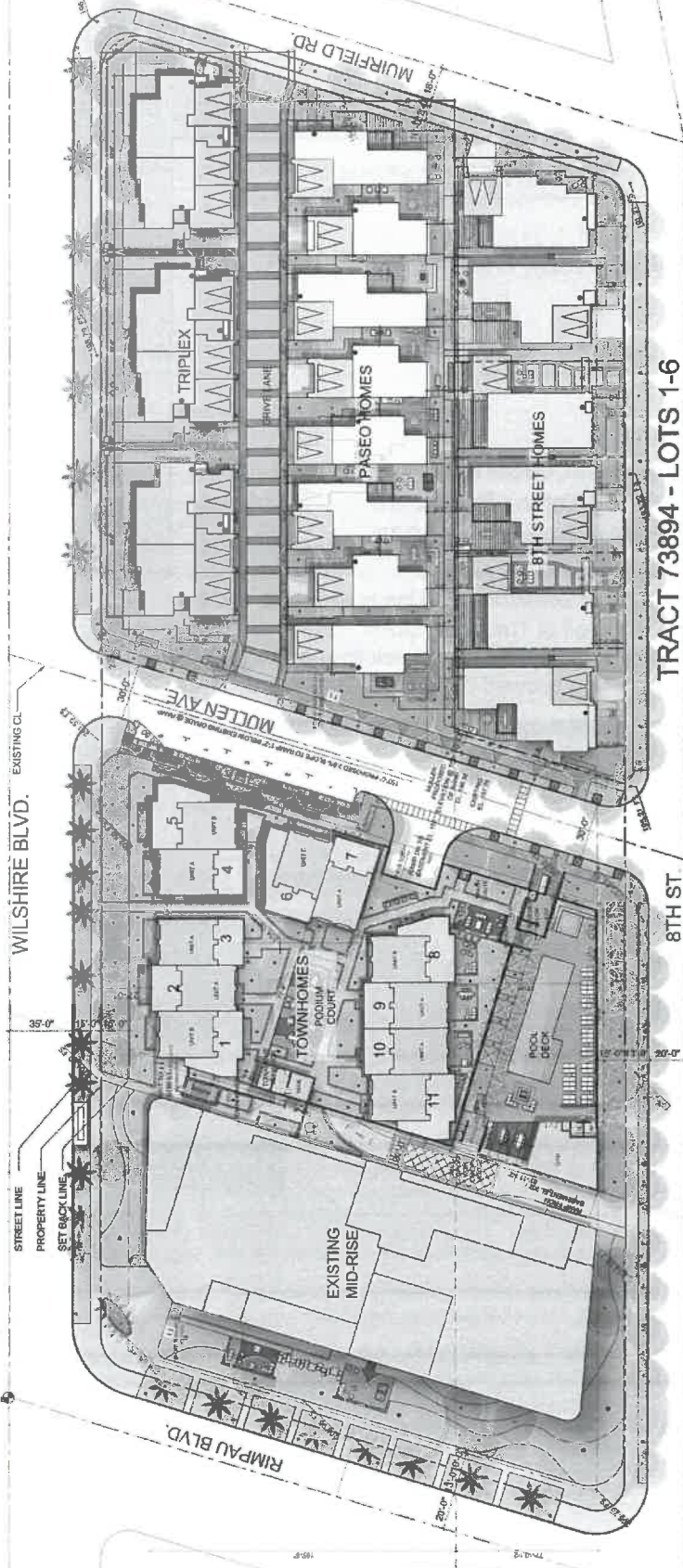
Source: Google Maps and CAJA Environmental Services, LLC., 2015.

Figure 2  
Aerial Map



**TRACT 73895- BLOCK A**  
OFFICE/ RESIDENTIAL/ TOWNHOUSE

**TRACT 73895- BLOCK B**  
TRIPLEX/ PASEO HOMES



**TRACT 73894 - LOTS 1-6**  
8TH STREET HOMES

**TRACT 73895 SITE SUMMARY** 81 RESIDENTIAL UNITS & 54,318 SF OF OFFICE

BLOCK A		BLOCK B	
TOTAL RESIDENTIAL	04	TOTAL RESIDENTIAL	17
TOWNHOUSE	11	TRIPLEX	9
EXISTING MID RISE BLDG		PASEO HOMER	6
LVL 3.7 UNITS	49		
PEWTHOUSE UNITS	4		
TOTAL OFFICE	54,318 SF		
OFFICE LVL B1-LVL 2	04,818 SF		

**TRACT 73894 SITE SUMMARY**

LOTS 1-6	
TOTAL RESIDENTIAL	0
8TH ST HOMES / 670	0



Source: Van Tilburg, Banvard & Soderbergh, 2015.



Figure 3  
Site Plan

**Scoping Meeting Location**

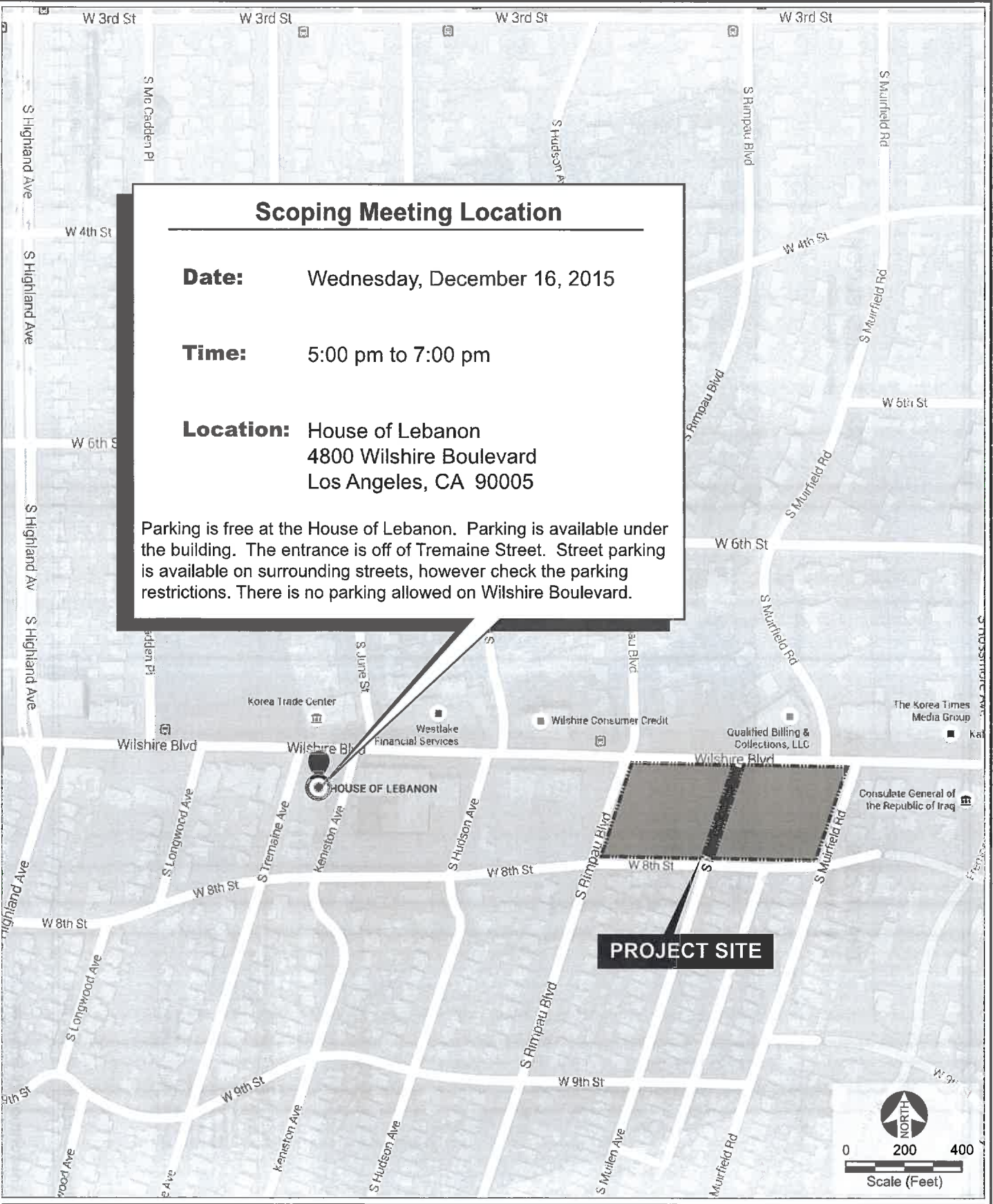
---

**Date:** Wednesday, December 16, 2015

**Time:** 5:00 pm to 7:00 pm

**Location:** House of Lebanon  
4800 Wilshire Boulevard  
Los Angeles, CA 90005

Parking is free at the House of Lebanon. Parking is available under the building. The entrance is off of Tremaine Street. Street parking is available on surrounding streets, however check the parking restrictions. There is no parking allowed on Wilshire Boulevard.







**DIRECTOR'S INTERPRETATION  
DESIGN REVIEW BOARD  
PROJECT PERMIT COMPLIANCE &  
VESTING TENTATIVE TRACT NO.**

C.D. 4  
C.T. 2127.02  
P.A. WILSHIRE  
N.C. GREATER WILSHIRE



4.26 NET AC.

<p><b>RADIUS MAPS ETC</b> 3544 PORTOLA AVENUE LOS ANGELES CA 90032 OFF/FAX (323) 221-4555 RADIUSMAPSETC@SBCGLOBAL.NET</p>	<p><b>OWNER/APPLICANT:</b> MULLEN WILSHIRE BLVD LA OWNER LLC PO BOX 131237 CARLSBAD CA 92018</p> <p><b>REPRESENTATIVE:</b> GONZALES LAW GROUP 555 S. FLOWER STREET #850 LOS ANGELES, CA 90071</p>	<p><b>SITE LOCATION:</b> 4680 W. WILSHIRE BOULEVARD LOS ANGELES CA 90010</p> <p><b>LEGAL DESCRIPTION:</b> LOTS 1 TO 6, BLK 1 &amp; LOTS 1 TO 12, BLK 2, TRACT NO. 4573, M.B. 49-50 &amp; LOTS 1 &amp; 2, TRACT NO. 3912, M.B. 42-73/75.</p>	<p><b>CASE NO.:</b> DATE: 09-10-2015 SCALE: 1" = 100' USES: FIELD D.M. 132 B 185 T.B. PAGE: 633 GRID: E-2 APN: 5090-009-005 TO 007 &amp; 5090-009-014 TO 021</p>
---	---	---	--