

Los Angeles Department of City Planning Virtual Scoping Meeting



Wilshire Courtyard Project

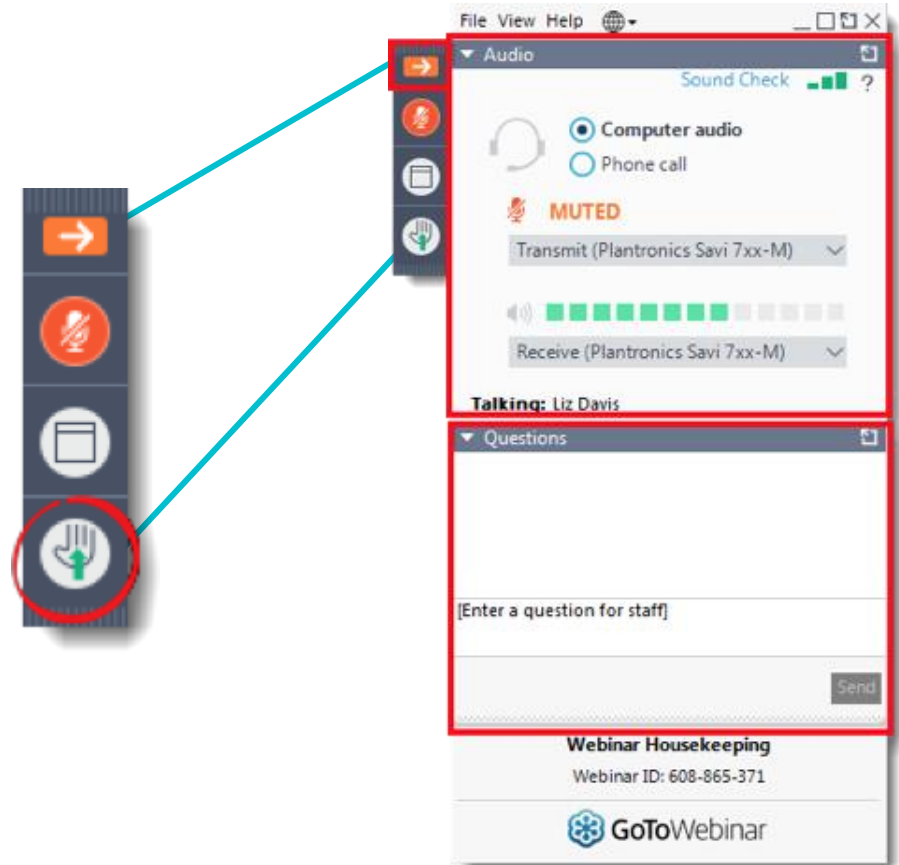
ENV-2020-3851-EIR

5700-5750 Wilshire Blvd., Los Angeles, CA
90036.

July 8, 2021
5:30 pm

Logistics

- Access the **Audio** panel to change your preferred audio output
- Use the “**hand raise**” icon to bring attention to a question/comment or technical difficulty
- Use the **Questions** panel to type a question or comment



Agenda and Objectives

- Provide an overview of the Project
- Walk through the Project review including the Environmental Impact Report (EIR) process
- Explanation of how to submit public comments on the scope and content of the EIR
- Answer questions regarding the EIR process and Project specific questions

Existing Condition and Aerial View of Site



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions

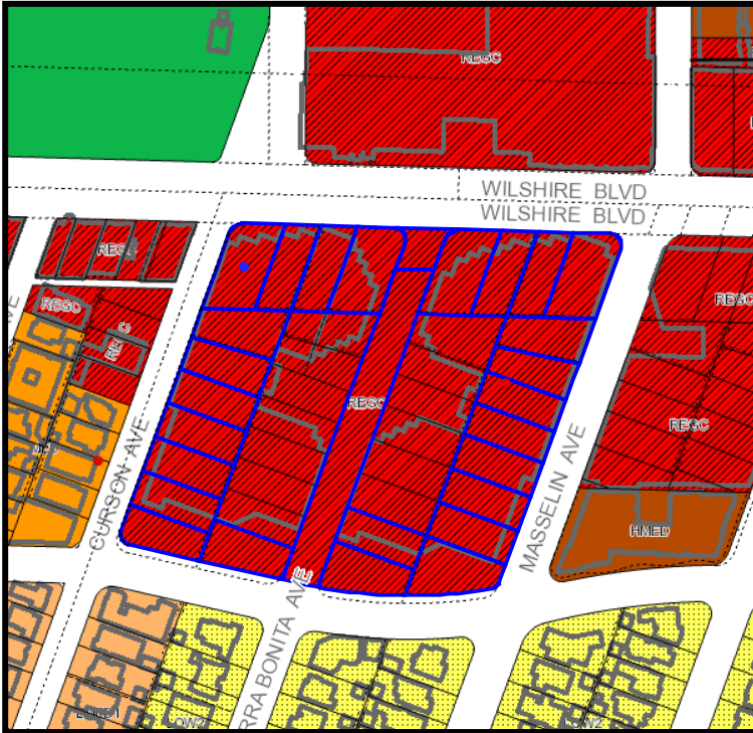


Existing Conditions




Existing Land Use and Zoning










Land Use Designation



Zoning



- | | |
|---|--|
|  Low I |  Community Commercial |
|  Low II |  Neighborhood Commercial |
|  Low Medium II |  Neighborhood Office Commercial |
|  Medium |  Regional Center Commercial |
|  High Medium |  Regional Commercial |
|  Open Space | |
|  Public Facilities | |

- | |
|--|
|  OS, GW |
|  A, RA |
|  RE, RS, R1, RU, RZ, RW1 |
|  R2, RD, RMP, RW2, R3, RAS, R4, R5 |
|  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC |
|  CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL |
|  P, PB |
|  PF |
|  HILLSIDE |

Project Overview



- Remodel the existing southern portion
- Two New 35 to 41 story Office buildings
- Maximum heights of 535 to 625 feet
- 1,923,837 SF of total new development
- 1,806,237 SF Office
- 117,600 SF Commercial ground floor
- 2,340,552 SF of total floor area
- 6:1 FAR

Project Overview



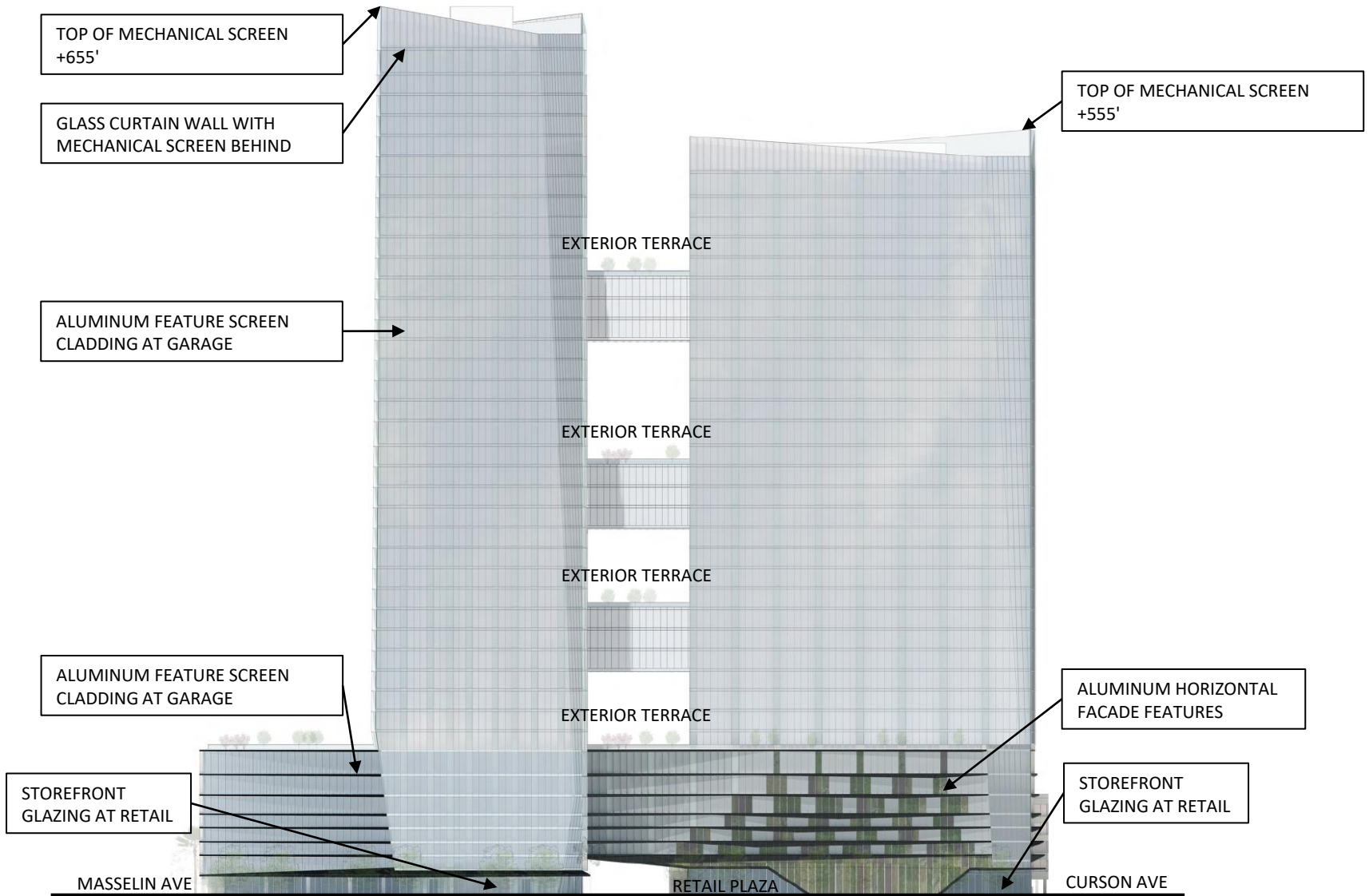
- **2,901 New vehicle parking spaces**
- **4,650 Total vehicular Parking spaces**
- **Removal of 30 onsite and 22 street trees**
- **Replacement of on-site trees with 1:1 ratio and Street trees with 2:1 ratio**
- **Redesign the existing landscaping and Open Space**
- **No off premises or billboard advertising**

Site Plan



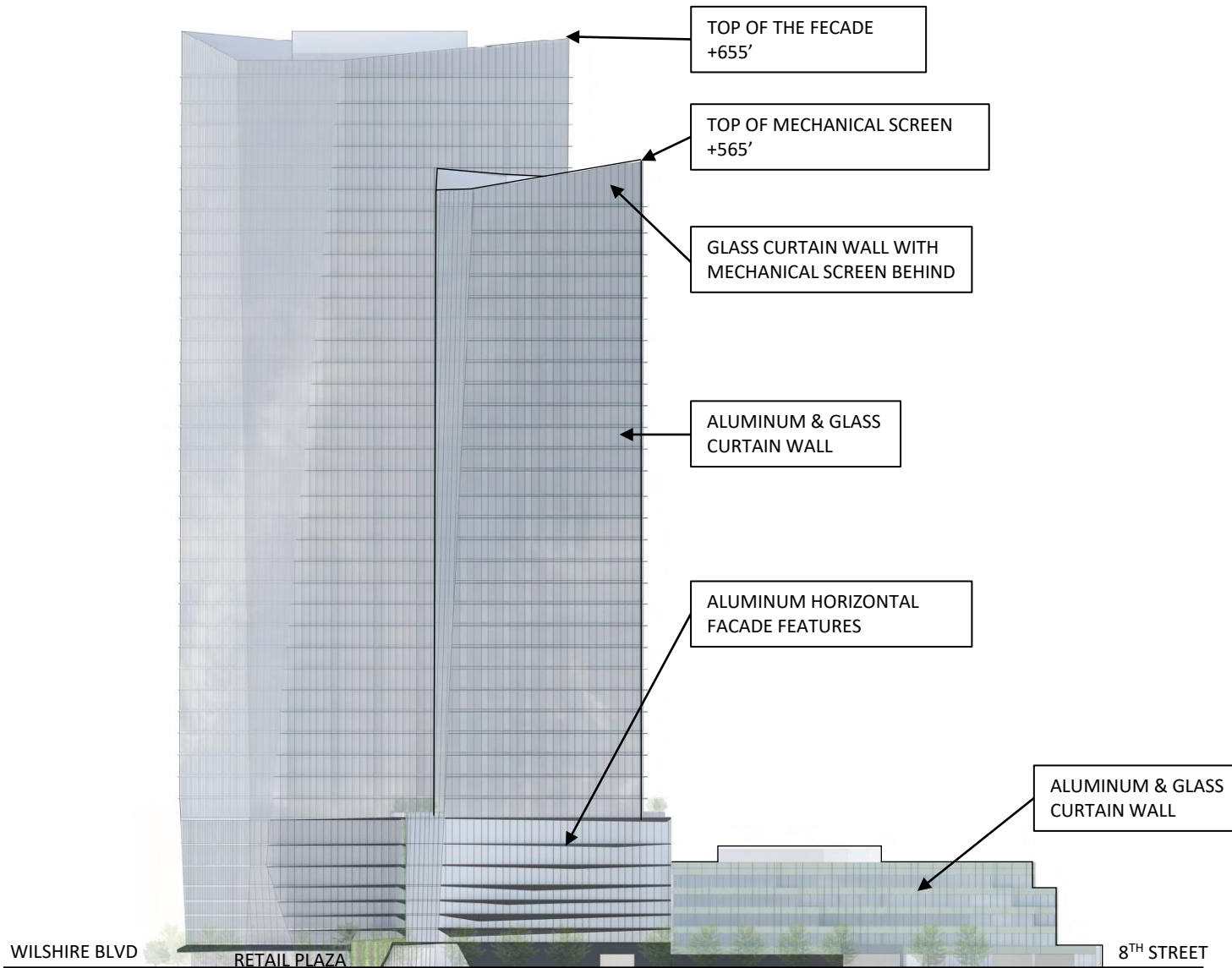
- RETAIL (GROCERY STORE)
- RETAIL (RESTAURANT)
- COMMERCIAL (OFFICE)
- COMMERCIAL (FITNESS)
- BICYCLE PARKING
- PARKING & LOADING
- MECHANICAL / ELECTRICAL

Design and Architecture



North Elevation

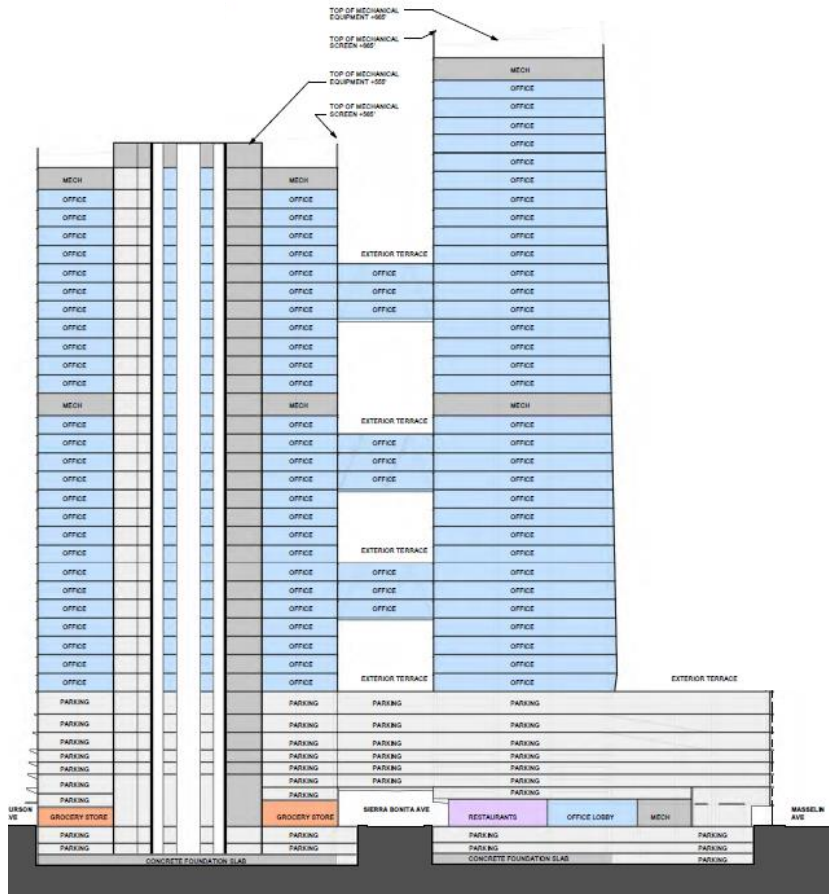
Design and Architecture



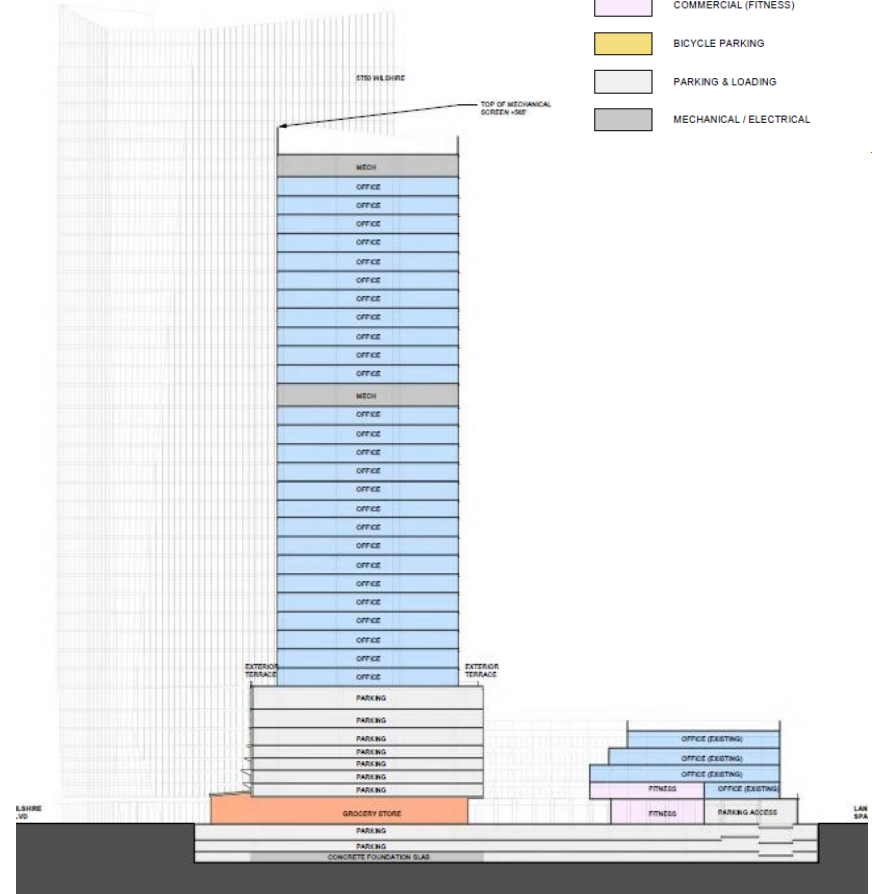
East Elevation

Sections

- RETAIL (GROCERY STORE)
- RETAIL (RESTAURANT)
- COMMERCIAL (OFFICE)
- COMMERCIAL (FITNESS)
- BICYCLE PARKING
- PARKING & LOADING
- MECHANICAL / ELECTRICAL

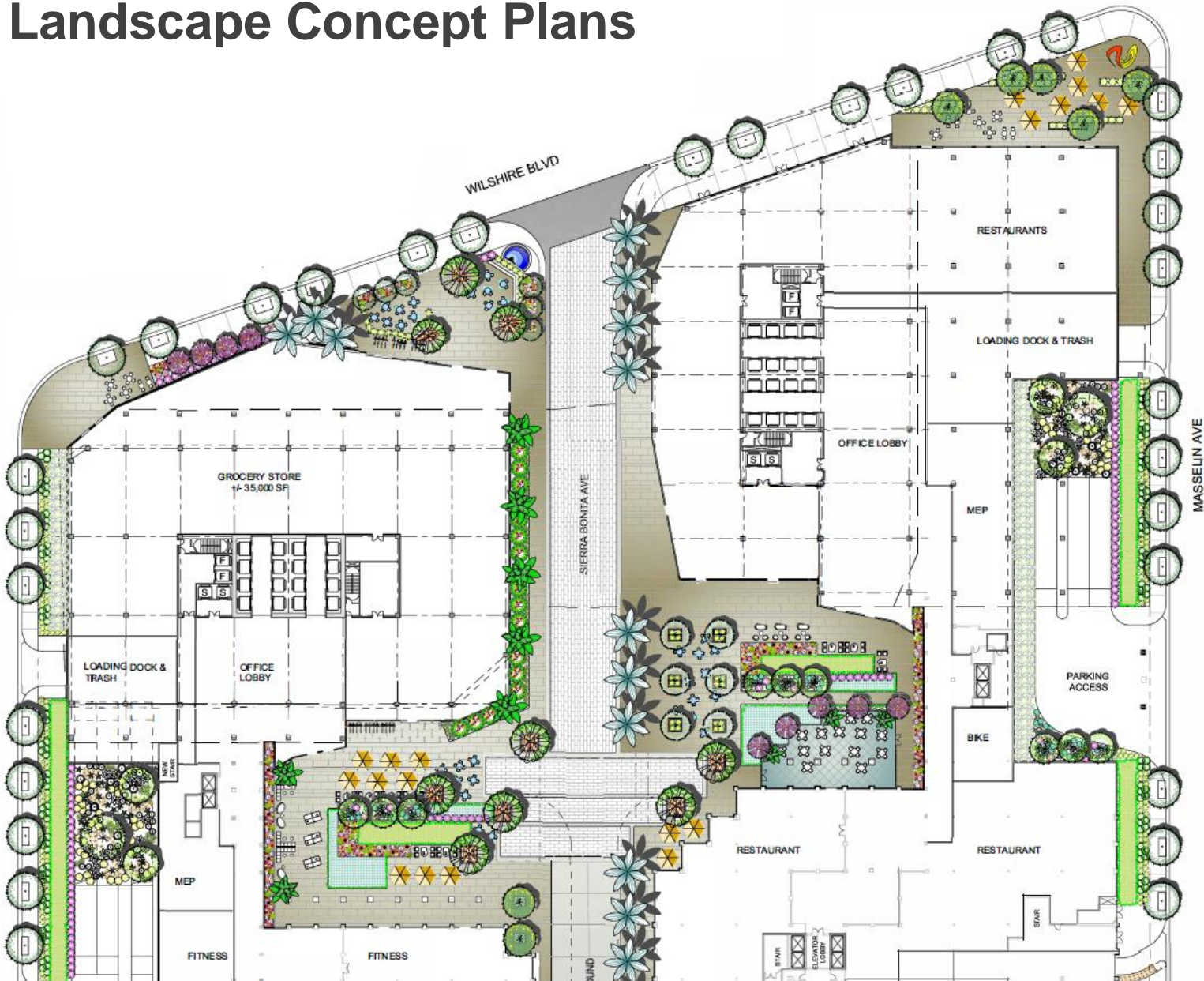


East West Section (view from 8th Street)



North South Section (view from Curson Ave)

Landscape Concept Plans



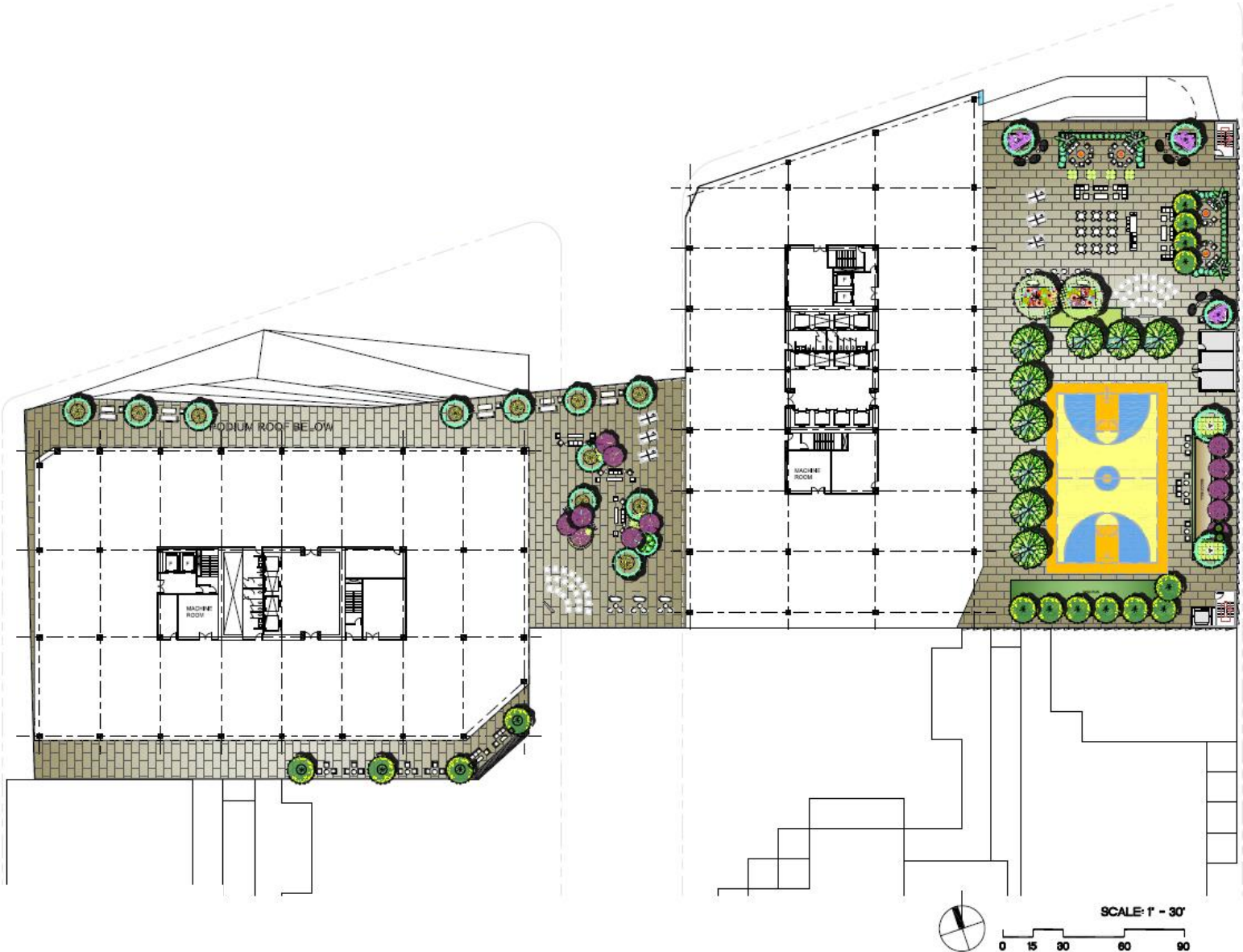
Ground Level-North

Landscape Concept Plans

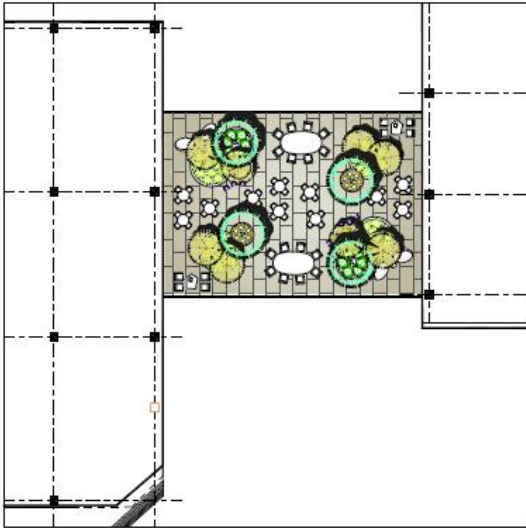


Ground Level-South

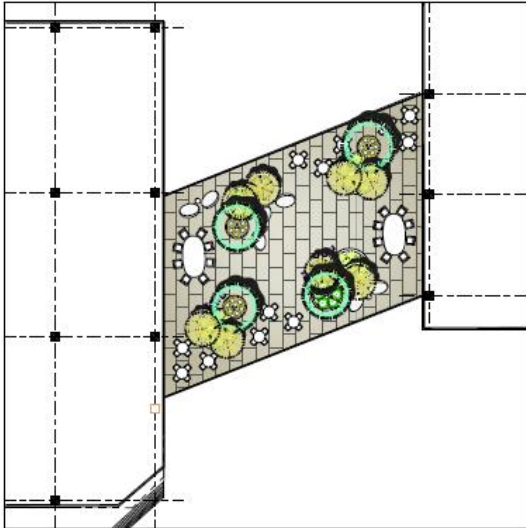
Landscape Concept Plans



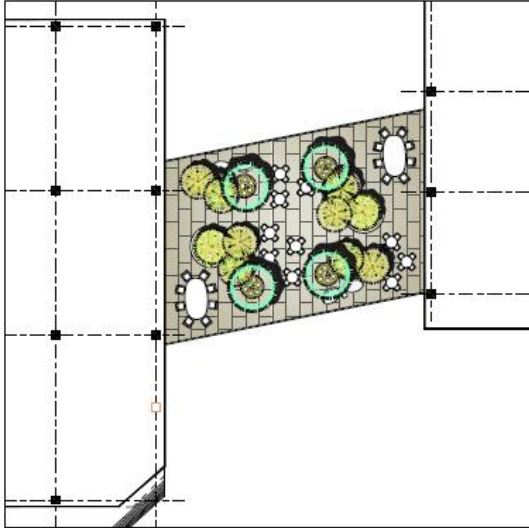
Landscape Concept Plans



Level 16 Balcony



Level 23 Balcony



Level 32 Balcony

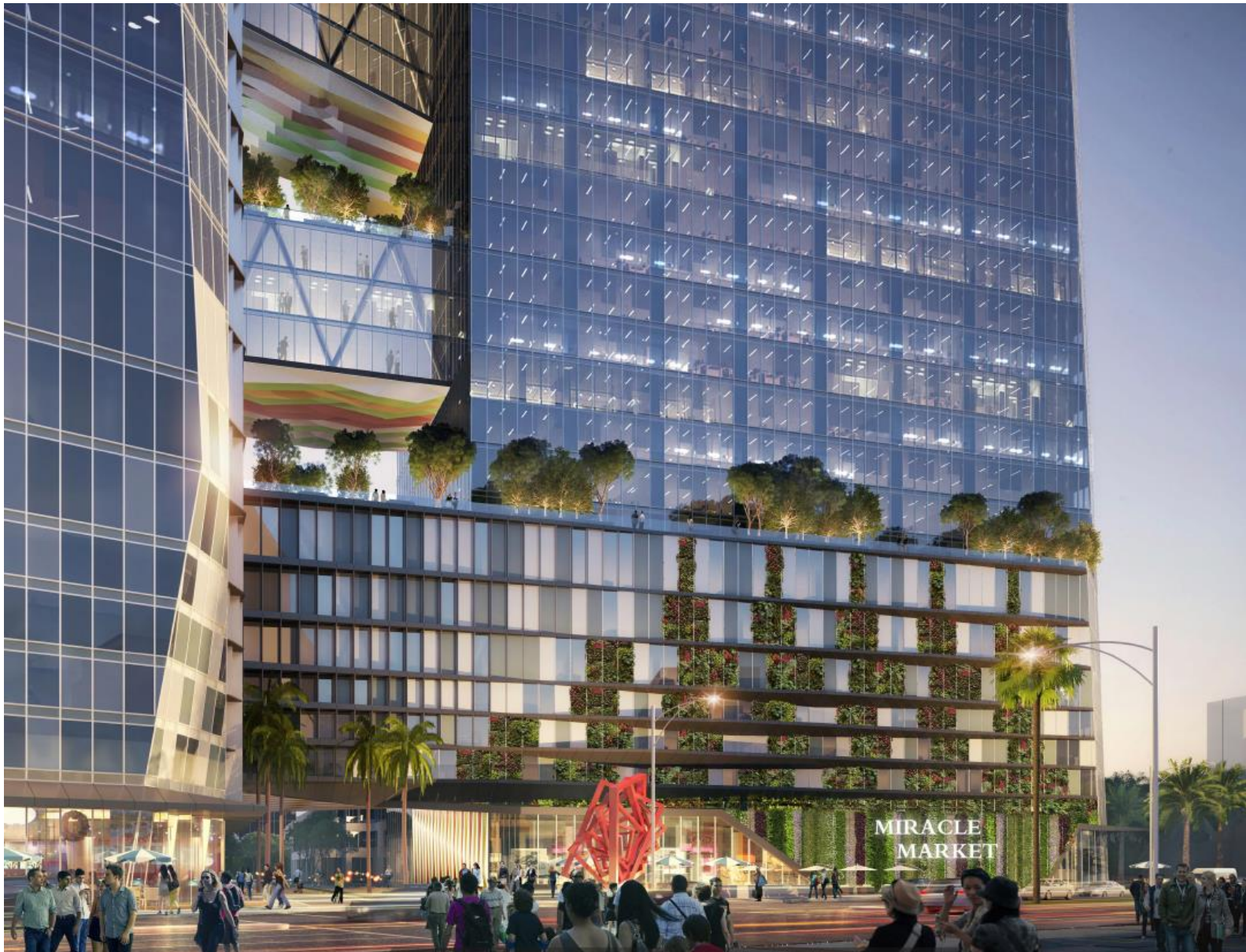
Conceptual Renderings



Conceptual Renderings



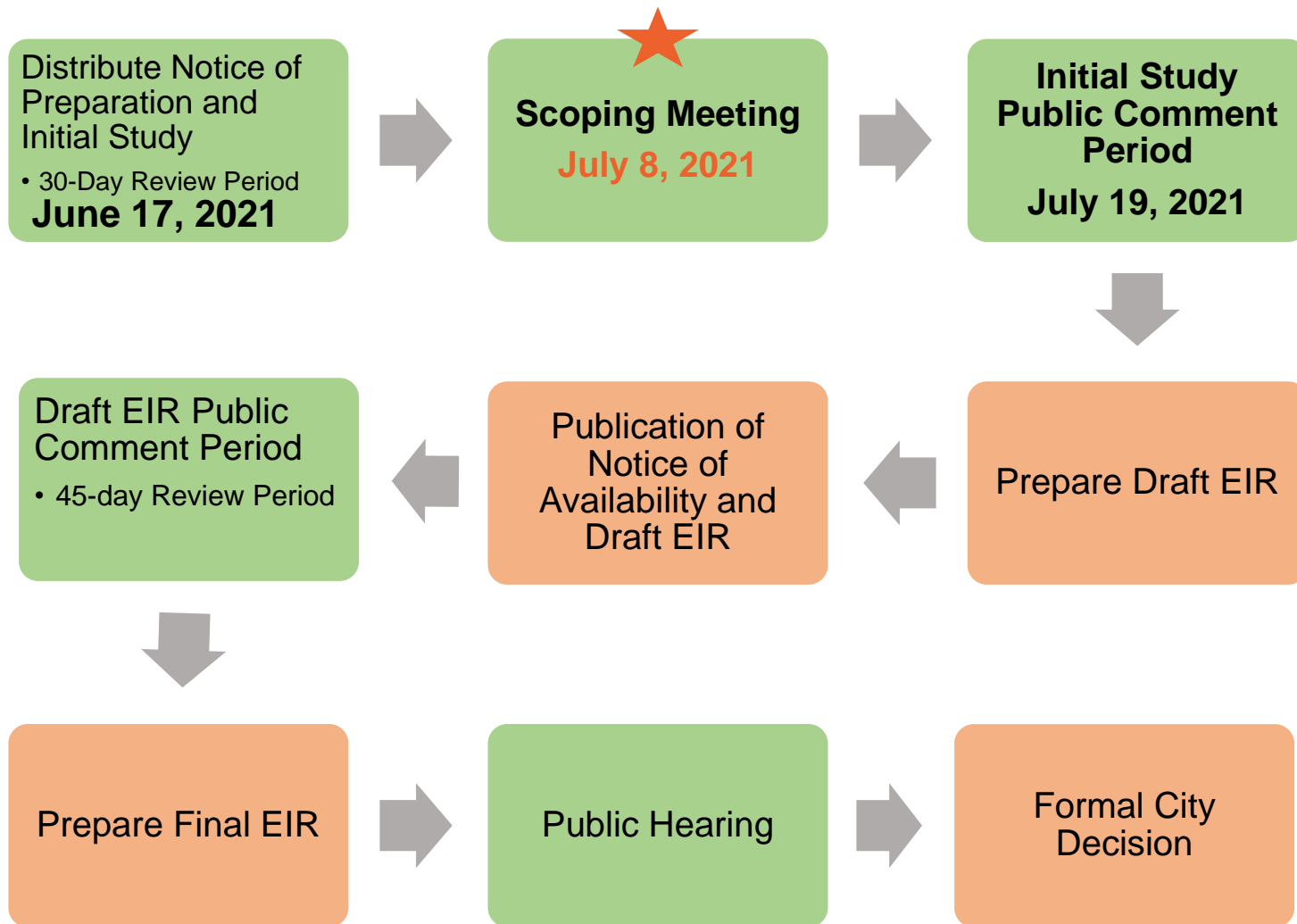
Conceptual Renderings



Discretionary Actions

- **Vesting Zone and Height District Change**
- **Site Plan Review**
- **Master Conditional Use Permit**
- **Design Plan Approval**
- **Vesting Tentative Tract Map**

Project Milestones



Opportunities for Public Input

EIR Scope and Contents

Impacts Found to be Less Than Significant

- Aesthetics
- Agriculture & Forestry Resources
- Biological Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Mineral Resources
- Population and Housing
- Public Services (Libraries, Schools and Parks)
- Recreation
- Wildfire

Topics to be Analyzed in the EIR

- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Public Services (Fire and Police Protection)
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems (Water, Wastewater and Energy)

How to Submit Public Comments

Through mail:

Attn: Jivar Afshar

City of Los Angeles
Department of City Planning
221 N. Figueroa Street,
Suite 1350
Los Angeles, CA 90012

Reference:
Wilshire Courtyard
Redevelopment

Through email:

Jivar.afshar@lacity.org

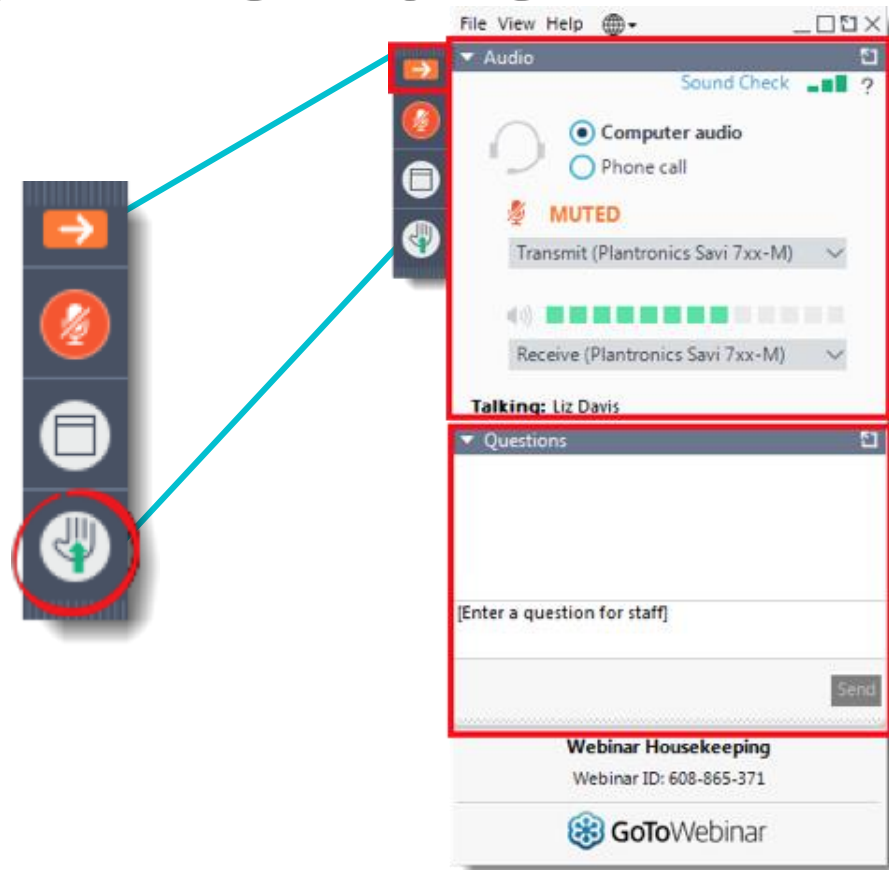
- All written comments must be submitted by **4 p.m., July 19, 2021**
- For more information about the project please visit:

<https://planning.lacity.org/development-services/eir/wilshire-courtyard-redevelopment-project>

Submitting a question or comment during the following Q & A portion of the meeting **DOES NOT** constitute a formal written comment to be included as part of the NOP comment period.

Questions and Answers

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Questions & Answers

