



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

May 16, 2023

Puede obtener información en Español acerca de esta junta llamando al (213)-847-3692.

ENVIRONMENTAL CASE NO.:	ENV-2022-7530-EIR
PROJECT NAME:	Wilshire and Cloverdale Project
PROJECT APPLICANT:	Onni Group
PROJECT ADDRESS:	5350–5376 Wilshire Boulevard, 706–716 Cloverdale Avenue, and 721–725 Detroit Street, Los Angeles, CA 90036
COMMUNITY PLAN AREA:	Wilshire
COUNCIL DISTRICT:	5—Yaroslavsky
PUBLIC COMMENT PERIOD:	May 16, 2023–June 15, 2023

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the Wilshire and Cloverdale Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to the directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

Additional Project details and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The Project Site is located within the Wilshire Community Plan of the City of Los Angeles. The Project Site is bound by Wilshire Boulevard to the north, residential buildings and surface parking to the south, Detroit Street the east, and Cloverdale Avenue to the west. **(refer to the attached Project Location Map)**. Additionally, the future Metro D (Purple) Line Wilshire/La Brea station is currently under construction to the immediate east of the Project Site across Detroit Street and is anticipated to be completed in 2023.

The Project Site is currently developed with four historic commercial buildings along Wilshire Boulevard and surface parking areas to the south of these buildings. The existing buildings range from one to two stories in height and include 48,229 square feet commercial uses. The existing buildings on the Project Site are located within the boundary of the Miracle Mile Historic District, listed in the California Register of Historical Resources. Additionally, a portion of the façade of the building located at 5366–5376 Wilshire Boulevard is designated as Los Angeles Historic-Cultural Monument No. 451. Vehicular access to the Project Site is provided via two driveways on Cloverdale Avenue and a dead end 20-foot alley that is accessed from Detroit Street and terminates at the middle of the Site.

PROJECT DESCRIPTION: The Project would construct a residential tower and podium comprised of up to 419 residential units, including 47 units for Extremely Low-Income households, and a 2,645 square-foot ground-floor restaurant. Existing commercial buildings along Wilshire Boulevard, including Los Angeles Historic-Cultural Monument (HCM) #451 which is limited to the façade of the Dark Room storefront, would be retained, and would provide 42,092 square feet of office and restaurant uses. Additionally, 6,137 square feet of existing commercial floor area would be removed. The Project would have a maximum building height of 46 stories and 530 feet, and would include four levels of below grade parking and five levels of above grade parking. Upon completion, the Project would result in a total floor area of 420,201 square feet on a 58,465 net square foot site. Refer to the attached Conceptual Site Plan of the Project (attached). The following table identifies the existing and proposed uses for the Project for environmental impact analysis purposes:

Summary of Existing and Proposed Floor Area

Land Use	Existing Floor Area	Existing Floor Area to Be Removed	Existing and Reconfigured Floor Area to be Renovated/ Converted	Proposed New Construction Floor Area	Proposed Floor Area Upon Completion
Retail	20,001^a	(4,695 sf)	0^a	0	0
Restaurant	18,870	(1,442 sf)	34,092^{a, c}	2,645	36,737
Office	9,358^b	0	8,000^b	0	8,000 sf
Total Commercial	48,229 sf	(6,137 sf)	42,092	2,645 sf	44,737 sf
Residential	—	—	—	375,464 sf	375,464 sf
Total	48,229 sf	(6,137 sf)	42,092	378,109 sf	420,201 sf
sf = square feet ^a 15,306 square feet of existing retail use would be converted to restaurant use ^b 1,358 square feet of existing office use would be converted to restaurant use. ^c 18,870 square feet of existing restaurant use – 1,442 square feet of existing restaurant use to be removed + 15,306 square feet of existing retail use to be converted to restaurant use + 1,358 square feet of existing office use to be converted to restaurant use = 34,092 square feet of uses to be renovated/converted to restaurant.					

REQUESTED ACTIONS:

1. Pursuant to LAMC Section 12.22 A.31, a **Transit Oriented Communities (TOC) Determination for Additional Incentives** for:
 - a. Utilization of RAS3 zone setbacks for a 5-foot side yard on the south side yard on the commercially-zoned portion of the site;

- b. A 35 percent setback reduction for the side yard setback along the southern property line of the R4 zone portion of the site, from 16 feet to 10 feet 4 inches;
 - c. Density to be calculated based on lot area to include land required to be dedicated for street or alley purposes; and
 - d. Averaging of FAR, density, parking and/or open space, and permitting vehicle access;
2. Pursuant to LAMC Section 16.05, **Site Plan Review** for the development of more than 50 dwelling units;
 3. Pursuant to LAMC Section 12.24 W.1, a **Main Conditional Use Permit** to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within five commercial spaces;
 4. Pursuant to LAMC Section 13.08 E, a **Design Overlay Plan Approval** for compliance with the Miracle Mile Community Design Overlay (CDO);
 5. Pursuant to LAMC Section 17.15, a **Vesting Tentative Tract Map** for the vacation of the existing alley, and merger and resubdivision of the Project Site and alley public right-of-way into one lot, for residential and commercial condominium purposes, and a Haul Route for the export of approximately 116,000 cubic yards of soil;
 6. Pursuant to Los Angeles Administrative Code Section 22.171.14 (a) approval of work on a portion the façade of the building located at 5366–5376 Wilshire Boulevard which is designated Los Angeles Historic-Cultural Monument No. 451; and
 7. Pursuant to LAMC Section 91.106.4.5. approval of permits for any work on buildings determined eligible for the National Register of Places and the Historic Cultural Monument.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on the Initial Study prepared for the Project, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: air quality; cultural resources; energy; geology and soils (paleontological resources); greenhouse gas emissions; land use and planning; noise; public services (fire protection and police protection); transportation; tribal cultural resources; and utilities and service systems (water supply, wastewater, and energy infrastructure).

FILE REVIEW AND COMMENTS: The Department of City Planning recognizes the unprecedented nature of COVID-19 and, having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications. As a result of the Mayor’s “Safer at Home” Order issued on March 19, 2020, means to access Project-related materials in-person may be limited. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <https://planning.lacity.org/development-services/eir>.

The environmental file also may be available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. Please contact the Staff Planner listed below to schedule an appointment.

Digital copies of the Initial Study are also available for review at the following library locations:

- Memorial Branch Library, 4625 W. Olympic Boulevard, Los Angeles, CA 90019
- Washington Irving Branch Library, 4117 W. Washington Boulevard, Los Angeles, CA 90018
- Wilshire Branch Library, 149 N. Saint Andrews Place, Los Angeles 90004

The City will consider all written comments regarding the potential environmental effects of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case Number provided above, and submit them in writing by **June 15, 2023, no later than 4:00 P.M.**

Please direct your comments to:

Mail: Paul Caporaso
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: paul.caporaso@lacity.org

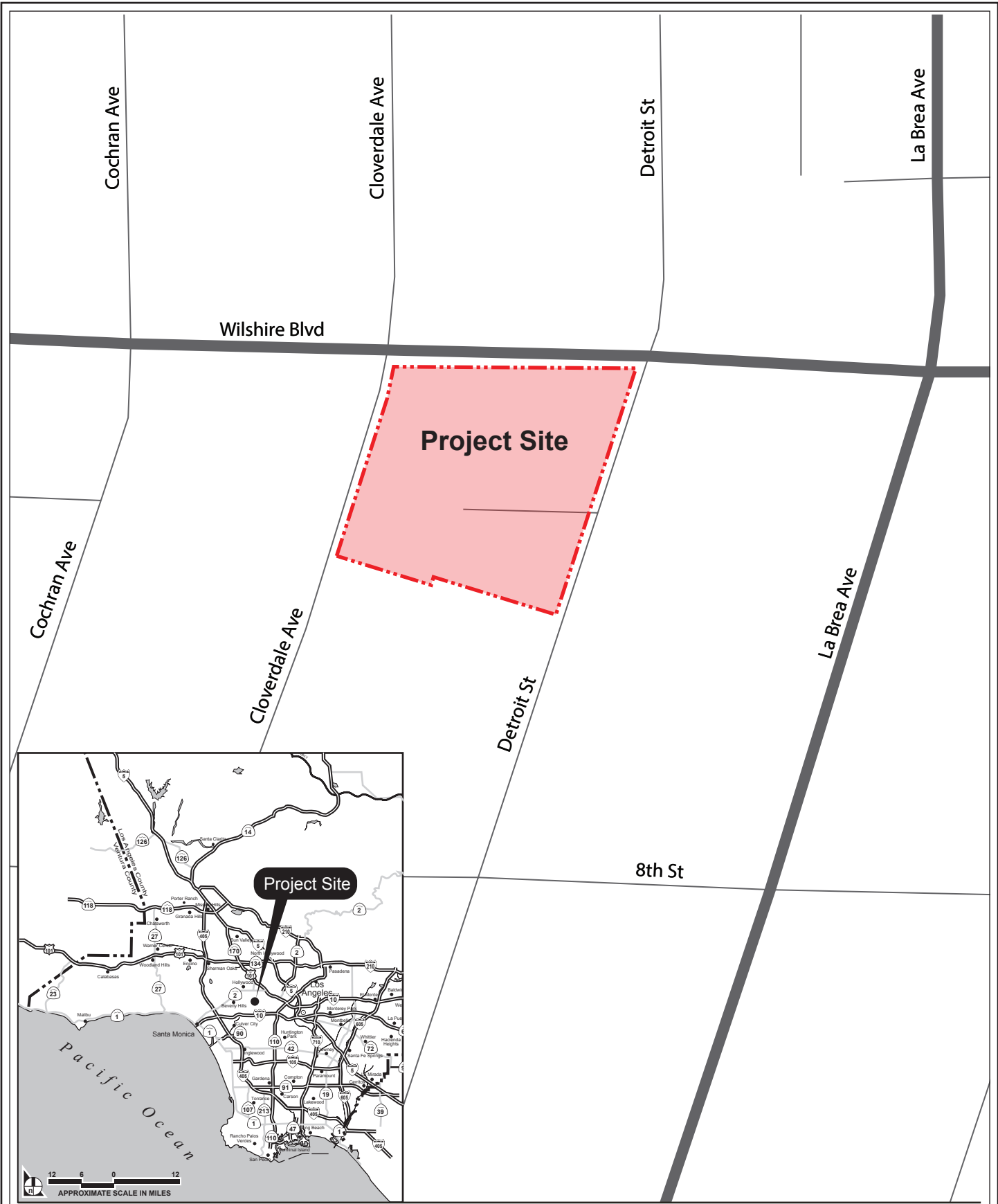
VINCENT P. BERTONI, AICP
Director of Planning

Paul Caporaso

Paul Caporaso
City Planner, Major Projects
Department of City Planning
(213) 847-3692

Attachments:

Conceptual Site Plan
Project Location Map



Project Location Map

