



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

**August 31, 2023**

*Puede obtener información en Español acerca de esta junta llamando al (213)-847-3625.*

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2019-3937-EIR
<b>PROJECT NAME:</b>	Mirabel Transit Priority Project
<b>PROJECT APPLICANT:</b>	Walter N. Marks, Inc.
<b>PROJECT ADDRESS:</b>	5401-5425 Wilshire Boulevard, 664-670 Cochran Avenue, and 665-671 Cloverdale Avenue, Los Angeles, California 90036
<b>COMMUNITY PLAN AREA:</b>	Wilshire
<b>COUNCIL DISTRICT:</b>	5 – Yaroslavsky
<b>PUBLIC COMMENT PERIOD</b>	August 31, 2023 to October 2, 2023

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Mirabel Transit Priority Project (Project). Senate Bill (SB) 375 provides California Environmental Quality Act (CEQA) streamlining benefits to qualifying transit priority projects. Specifically, Public Resources Code (PRC) Sections 21155 (a) and (b) establish criteria for Transit Priority Projects to qualify for SB 375 streamlining. A project that is consistent with PRC Sections 21155 (a) and (b) qualifies for SB 375 streamlining benefits.

The City has determined that the Mirabel Transit Priority Project meets the criteria established in PRC Section 21155, as established in the document prepared for the Project, and thus, is a Transit Priority Project. Pursuant to PRC Section 21155.2(c), Transit Priority Projects may be reviewed by an environmental impact report or a Sustainable Communities Environmental Impact Report (SCEIR). The City has determined that a SCEIR may be prepared for the Project pursuant to PRC Section 21155.2(c).

In accordance with Section 15082 of the 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 SCEIR 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 SCEIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to 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 SCEIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the SCEIR prepared by the City when considering your permit or other approval for the Project.

#### **PROJECT LOCATION AND EXISTING ON-SITE USES:**

The Project Site is located at 5401-5425 Wilshire Boulevard, 664-670 Cochran Avenue, and 665-671 Cloverdale Avenue in the Wilshire Community Plan area of the City of Los Angeles (City). The Project Site is bounded by Wilshire Boulevard to the south, Cloverdale Avenue to the east, multi-family residential uses to the north, and Cochran Avenue to the west; and is currently developed with two commercial buildings

(currently occupied by Staples and Wilshire Beauty Supply), totaling approximately 38,545 square feet, and associated surface parking. (See attached Project Location Map.)

**PROJECT DESCRIPTION:**

The Project consists of the construction and operation of up to 348 dwelling units, including 29 units set aside for Very Low-Income households, and 12,821 square feet of ground floor commercial uses. The Project would remove approximately 38,545 square feet of existing commercial uses, including the existing commercial building at 5401 Wilshire Boulevard, which is a contributor to the Miracle Mile Historic District. The east and south façades of the 5401 Wilshire Boulevard building would be retained while the remainder of the building would be demolished in order to construct the Project’s subterranean levels. The east and south façades of the building at 5401 Wilshire Boulevard would be rehabilitated and incorporated into a new one-story building. The remainder of the Project Site would be developed with a new 42-story, mixed-use tower, with parking included in a three-level above-ground podium and three subterranean levels, and a maximum building height of 530 feet. The Project would include a total floor area of up to 476,777 square feet. Table 1 identifies the existing uses on the Project Site and Table 2 identifies the proposed uses for the Project. (See attached Site Plan.)

**Table 1: Existing Project Site Uses**

Existing Uses	Floor Area (sf)
<b>Existing Uses to be Removed</b>	
Retail	38,545 sf
<i>Note: sf = square feet.</i>	

**Table 2: Proposed Uses**

Proposed Uses	Size
<b>Residential Uses</b>	
Residential Units	348 du
Residential Square Footage	463,956 sf
<b>Total Residential</b>	<b>348 du (463,956 sf)</b>
<b>Commercial Uses</b>	
Restaurant Square Footage	4,443 sf
Café Square Footage	1,000 sf
Retail Square Footage	7,378 sf
<b>Total Commercial</b>	<b>12,821 sf</b>
<b>Total Project Floor Area</b>	<b>476,777 sf</b>
<b>Open Space</b>	
<b>Total Residential Open Space</b>	<b>38,592 sf</b>
<i>Note: sf = square feet, du = dwelling unit.</i>	

## REQUESTED ACTIONS:

1. Pursuant to **Los Angeles Municipal Code (LAMC) Section 12.22 A.25** and **Government Code Section 65915**, a Density Bonus for a Housing Development Project with 348 dwelling units, of which 11 percent of the base density, or 29 units, would be set aside for Very Low-Income households, with the following on- and off-menu incentives:
  - Pursuant to **LAMC Section 12.22 A.25(f)(8)**, an on-menu incentive to average the density, floor area, open space, parking, and vehicle access across contiguous parcels in the [Q]C4-2-CDO and [Q]C2-1-CDO Zones.
  - Pursuant to **LAMC Section 12.22 A.25(g)(3)**, an off-menu incentive to permit a Floor Area Ratio (FAR) of up to 8.31:1 across the [Q]C4-2-CDO and [Q]C2-1-CDO Zones, in lieu of the 6:1 FAR otherwise permitted in the C4-zoned portion of the Project Site, and the 1.5:1 FAR otherwise permitted in the C2-zoned portion of the Project Site.
2. Pursuant to **LAMC Section 12.24 W.1**, a Main Conditional Use Permit for the sale, dispensing, and consumption of a full-line of alcoholic beverages for on-site and off-site consumption at five establishments.
3. Pursuant to **LAMC Section 13.08 E**, a Community Design Overlay (CDO) Plan Approval for the partial demolition and rehabilitation of the existing improvements on the Project Site, the construction of a new mixed-use building, and a Sign Program allowing the installation of up to 2,121 square feet of signage within the boundary of the Miracle Mile CDO.
4. Pursuant to **LAMC Section 16.05**, a Site Plan Review for a development project which creates, or results in an increase of, 50 or more dwelling units.
5. Pursuant to **LAMC Sections 17.03 and 17.15**, a **Vesting Tentative Tract Map** for the merger and resubdivision of six ground lots into one ground lot and nine airspace lots; and haul route for approximately 152,032 cubic yards of export.
6. Other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

## POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

Based on an Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the SCEIR: Cultural Resources and Noise.

## FILE REVIEW AND COMMENTS:

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/project-review/environmental-review/published-documents>, clicking Environmental Impact Reports (EIRs) and searching for name or address of the Project.

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.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the SCEIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **October 2, 2023, no later than 4:00 p.m.**

Please direct your comments to:

**Mail:** Jason McCrea  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street, Room 1350  
Los Angeles, CA 90012

**Email:** [Jason.McCrea@lacity.org](mailto:Jason.McCrea@lacity.org)

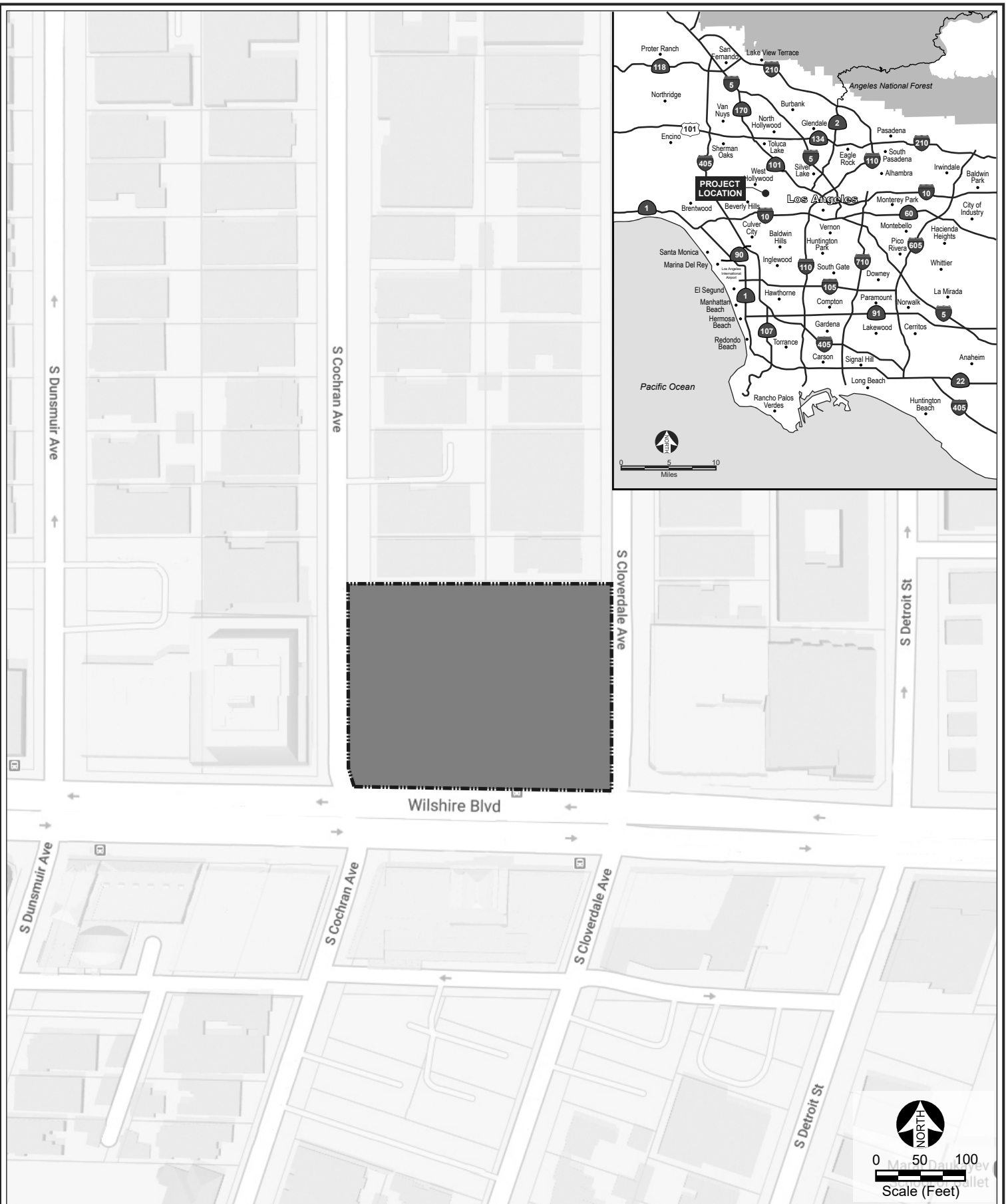
**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [Jason.McCrea@lacity.org](mailto:Jason.McCrea@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP  
Director of Planning



Jason McCrea  
City Planner  
(213) 847-3672

**Attachments:**  
Project Location Map  
Site Plan

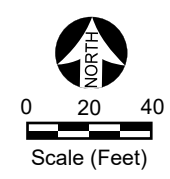
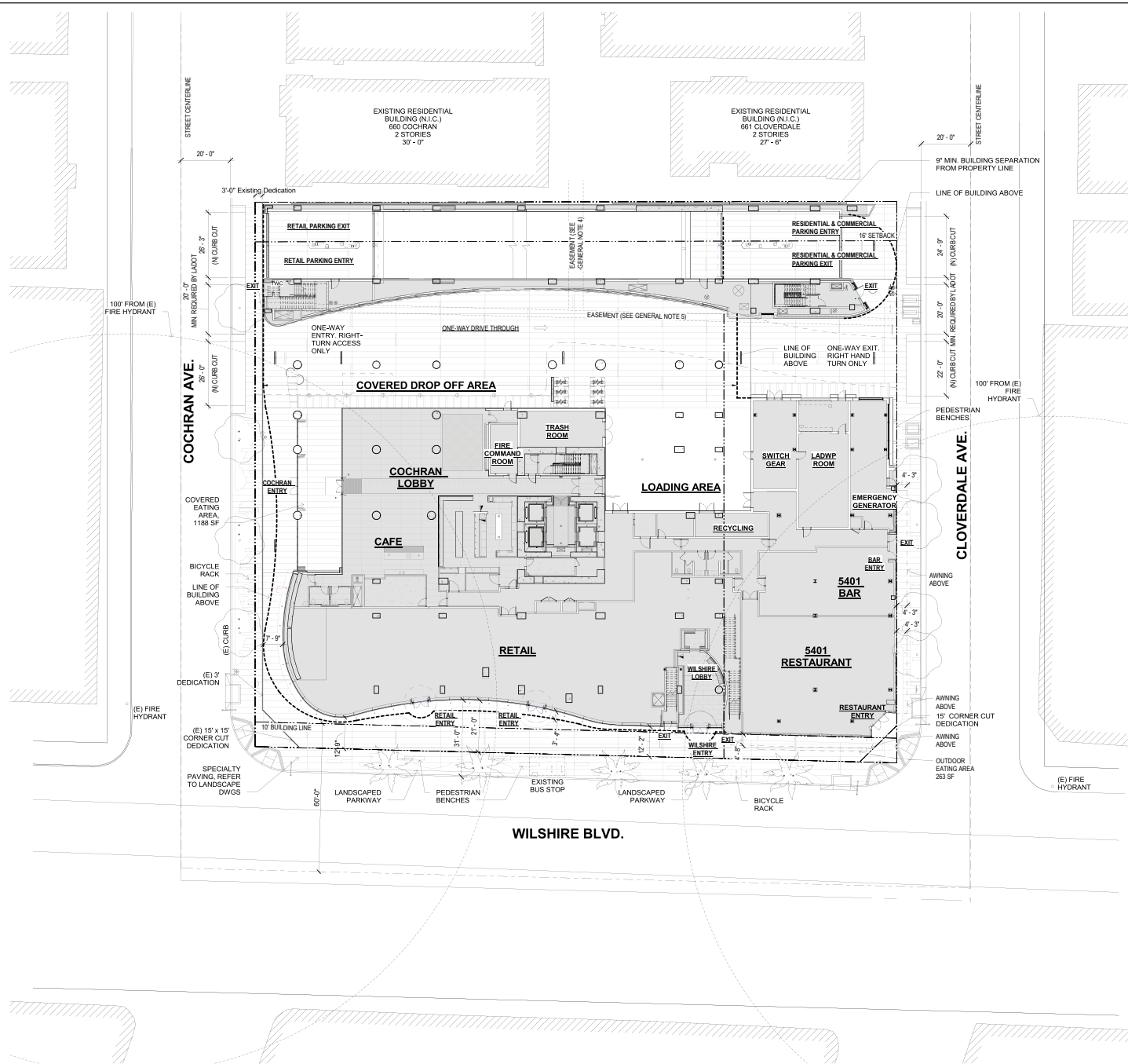


**Legend**

 Project Site

**Regional Location Map**

Source: Google Maps, 2021.



Site Plan

Source: Keating, 2022.