



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

June 17, 2021

ENVIRONMENTAL CASE NO.:	ENV-2020-3851-EIR
PROJECT NAME:	Wilshire Courtyard Redevelopment Project
PROJECT APPLICANT:	Onni Group
PROJECT ADDRESS:	5700–5780 Wilshire Boulevard; 712–752 South Curson Avenue; 5721–5773 West 8th Street; and 715–761 South Masselin Avenue, Los Angeles, CA 90036
COMMUNITY PLAN AREA:	Wilshire
COUNCIL DISTRICT:	4—Raman
PUBLIC COMMENT PERIOD:	June 17, 2021–July 19, 2021
SCOPING MEETING:	July 8, 2021, 5:30 P.M.–7:30 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Wilshire Courtyard Redevelopment 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 effects 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 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.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional Project details, Public Scoping Meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The Project Site is located at 5700–5780 Wilshire Boulevard; 712–752 South Curson Avenue; 5721–5773 West 8th Street; and 715–761 South Masselin Avenue (Project Site) in the Miracle Mile district of the Wilshire Community Plan Area of the City of Los Angeles (City). (See attached Project Location Map.) The Project Site is currently developed with two six-story primarily office buildings with ground floor commercial uses comprising 1,002,990 square feet of floor area and three levels of subterranean parking below the buildings providing 2,538 parking spaces. The building at 5700 Wilshire Boulevard (referred to as the East Tower) consists of 531,700 square feet of floor area and the building at 5750 Wilshire Boulevard (referred to as the West Tower) consists of 471,290 square feet of floor area. A two-way, closed loop, private roadway referred to as Courtyard Place herein runs between the two buildings and provides primary access for the office complex from Wilshire Boulevard. Courtyard Place also provides vehicular

access to the parking garages contained within each building. Additional vehicular access to the parking areas of the Project Site is provided via several driveways along South Curson Avenue, and South Masselin Avenue. The Project Site is relatively flat and contains landscaping in the form of trees, hedges, and shrubs. In addition, the southern portion of the Project Site fronting West 8th Street is improved with open space to a depth of approximately 80 feet and includes pedestrian walkways, seating areas, playground, water feature, landscaping and trees.

PROJECT DESCRIPTION: The Project includes the renovation of the existing Wilshire Courtyard office campus. The Project Site is currently developed with two, six-story primarily office buildings comprising approximately 1,002,990 square feet of floor area as well as three levels of subterranean parking beneath the two buildings. The Project would retain and renovate the southern portion of the existing buildings comprised of 416,715 square feet, demolish the northern portion of the two existing office buildings comprised of 586,275 square feet, and construct approximately 1,923,837 square feet of new floor area consisting of 1,806,237 square feet of office uses and 117,600 square feet of ground floor commercial space. The proposed uses would be located within two new high-rise towers ranging from 35- to 41-stories with approximate heights of 535 feet to 625 feet, respectively. Specifically, the northwestern tower would comprise 35 stories and reach a maximum height of 535 feet and the northeastern tower would comprise 41 stories and reach a maximum height of 625 feet. A portion of the existing parking would also be removed, and the remaining parking area would be renovated. In addition, the Project would provide 2,901 new vehicular parking spaces for a total of 4,650 vehicular spaces. Proposed parking would be provided within seven above-grade parking levels. The Project would also redesign the existing landscaping and open space within the Project Site to include a podium, courtyards, exterior terraces, streetscapes, and walkways to connect the proposed buildings. Overall, the Project would result in a net increase of 1,337,562 square feet of net new floor area within the Project Site. Upon completion of the Project, the total floor area of the buildings on the Project Site would be approximately 2,340,552 square feet comprised of 2,222,952 square feet of office floor area and 117,600 square feet of commercial floor area with a FAR of 6:1.

The following table identifies the proposed uses for the Project for environmental impact analysis purposes:

Summary of Proposed Floor Area

Land Use	Existing Floor Area	Existing Floor Area to Be Removed	Proposed New Floor Area	Net New Floor Area
Office	972,067 sf	555,352 sf	1,806,237 sf	1,250,885 sf
Restaurant	1,812 sf	1,812 sf	48,600 sf	46,788 sf
Coffee Shop	1,490 sf	1,490 sf	—	-1,490 sf
Fitness	27,621 sf	27,621 sf	34,000 sf	6,379 sf
Grocery	—	—	35,000 sf	35,000 sf
Total	1,002,990 sf	586,275 sf	1,923,837 sf	1,337,562 sf
sf = square feet				

REQUESTED ACTIONS:

1. Pursuant to LAMC Section 12.32 Q, a Vesting Zone and Height District Change from [Q]C4-2-CDO and [Q]C4-1-CDO to (Q)C2-2-CDO;

2. Pursuant to LAMC Section 16.05 C.1, Site Plan Review for more than 50,000 square feet of commercial uses;
3. Pursuant to LAMC Section 12.24 W.1, Master Conditional Use Permit to allow for the sale of a full line of alcoholic beverages in conjunction with restaurants and a grocery store;
4. Pursuant to LAMC 13.08 E, Design Plan Approval for compliance with the Miracle Mile Community Design Overlay (CDO);
5. Pursuant to 17.15, a Vesting Tentative Tract Map for the merger and resubdivision of 39 lots into 2 ground lots, 2 airspace lots, for commercial condominium purposes, merger of excess right-of-way, and haul route approval and;
6. Other discretionary and ministerial permits and approvals that are or may be required, including, but not limited to, temporary street closure permits, grading permits, excavation permits, haul route approval, street tree removal approval, foundation permits, and sign permits.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on the Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality, Cultural Resources (Historic and Archaeological 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, Wastewater, and Energy).

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in an online format using GoToWebinar, to share information regarding the Project and the environmental review process. City staff, environmental consultants, and Project representatives will be available during this meeting which will begin with a pre-recorded presentation. After the Public Scoping Meeting has ended, a copy of the prerecorded presentation will be posted to the Department's website at <https://planning.lacity.org/development-services/eir>. The City encourages all interested individuals and organizations to attend this meeting. Questions may be submitted via the "Questions" chat box in the control panel, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. A separate more detailed instructions page is included in this communication. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests, will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting are as follows:

Date: July 8, 2021

Time: 5:30 P.M.–7:30 P.M.

Virtual Location: Visit www.joinwebinar.com and enter webinar ID **529-627-627** and your email address.

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 is available for public review at the City of Los Angeles, Department of City Planning, 221 N. 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 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 **July 19, 2021, no later than 4:00 P.M.**

Please direct your comments to:

Mail: Jivar Afshar
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: jivar.afshar@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: per.planning@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.

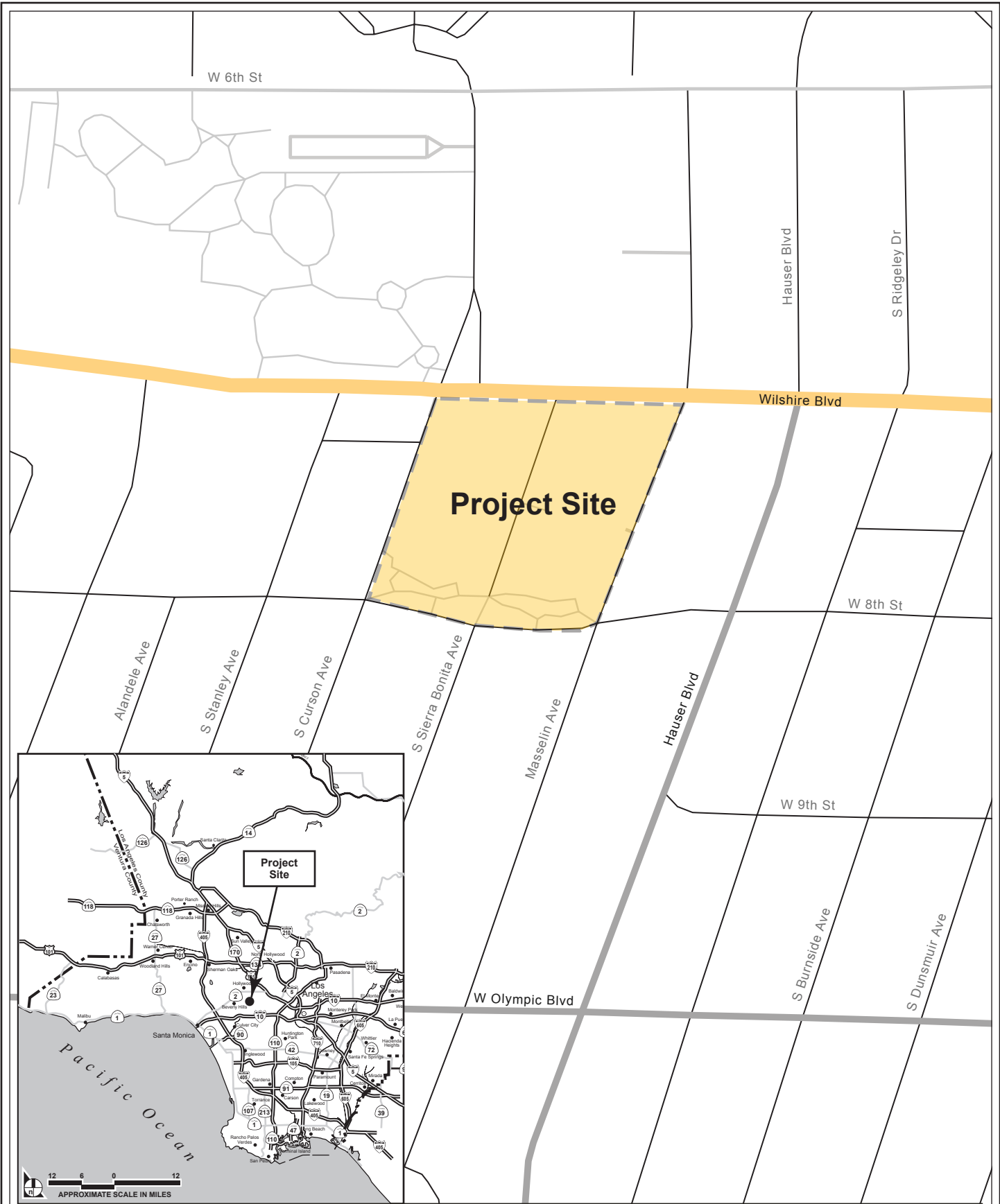
VINCENT P. BERTONI, AICP
Director of Planning



Jivar Afshar
Major Projects
Department of City Planning
(213) 847-3630

Attachments:

Project Location Map
Conceptual Site Plan
Conceptual Rendering
GoToWebinar Instructions



Project Location Map

Source: ArcGIS, 2020; Eyestone Environmental, 2020.

PROGRAMS LEGEND

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



Conceptual Site Plan—Ground Floor

Source: SCB, 2020.



Conceptual Rendering

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN LEUNG
KAREN MACK

DANA M. PERLMAN
YVETTE LOPEZ-LEDESMA
JENNA HORNSTOCK
VACANT
VACANT

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

RE: GoToWebinar Instructions for The Wilshire Courtyard Scoping Meeting -5700–5780
Wilshire Boulevard; 712–752 South Curson Avenue; 5721–5773 West 8th Street; and 715–761
South Masselin Avenue (ENV-2020-3851-EIR)

How to participate in the Virtual Public Scoping Meeting

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about The Albany Project (ENV-2020-3851-EIR) and have an opportunity to ask questions about the Project as well as provide input as to what environmental topics the Environmental Impact Report of the Project should study. For this Virtual Public Scoping Meeting we will be using GoToWebinar as our virtual platform. To participate you will need access to a computer/tablet or smartphone. Please follow the instructions below to participate. For more detailed instructions please visit: <https://support.goto.com/webinar/how-to-join-attendees>.

- 1) Click the registration link here to enter your contact information and receive a confirmation email with information about joining the webinar.
- 2) Join the meeting via your computer or tablet. You may use the link in your confirmation email or go to **joinwebinar.com** and enter webinar ID **529-627-627** and your email address.
- 3) Listen to the presentation.
- 4) Ask Questions: Use the 'Questions' chat box in the control panel of GoToWebinar. Questions will be answered in the order received after the presentation has ended.
- 5) Submit Public Comment after the meeting to Department of City Planning staff through regular mail or e-mail. Please follow instructions on the Notice of Preparation.

Note: If you experience any technical difficulties during the meeting:

- Please type in the 'Questions' chat box,
- Click the hand raise button (if using a computer),
- Or contact us at jivar.afshar@lacity.org.