



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

February 11, 2021

ENVIRONMENTAL CASE NO.:	ENV-2018-2771-EIR
STATE CLEARINGHOUSE NO.:	2019029111
PROJECT NAME:	3rd and Fairfax Mixed-Use Project
PROJECT APPLICANT:	Third Fairfax, LLC
PROJECT ADDRESS:	300-370 South Fairfax Avenue; 6300-6370 West 3rd Street; and 347 South Ogden Drive, Los Angeles, California 90036
COMMUNITY PLAN AREA:	Wilshire
COUNCIL DISTRICT:	4 - Raman
PUBLIC COMMENT PERIOD:	February 11, 2021 – March 29, 2021

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed 3rd and Fairfax Mixed-Use Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION:

The Proposed Project would involve the construction and operation of a new mixed-use development within the eastern portion of the existing Town & Country Shopping Center (Center or Project Site) that is currently developed with retail and commercial uses. The proposed development activities would be limited to the eastern portion of the Center (referred to as the Development Site in the Draft EIR) and would include the demolition of 151,048 square feet of existing retail uses and the construction of a mid-rise, eight-story mixed-use structure with two levels of subterranean parking, for a maximum height of 100 feet. The residential component of the Proposed Project would include up to 331 multi-family dwelling units and 83,994 square feet of newly developed commercial space for a total new floor area of 426,994 square feet. The western portion of the Project Site would remain and is not proposed to be demolished, altered, or developed as part of the Proposed Project. In conjunction with the existing 63,688 square feet of commercial and retail uses to remain, the Project Site would include approximately 147,682 square feet of commercial retail space, for a total of 490,682 square feet of development and a Floor Area Ratio (FAR) of 1.5 to 1.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would not result in any significant and unavoidable impacts. All potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

Coronavirus (COVID-19) Update

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 and study updates to our community plans and citywide policies.

As a result of the Mayor's Safer at Home Order issued March 19, 2020, some of the previous means to access materials at libraries are no longer available to all residents or interested parties. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access.

The Draft EIR is available online at the Department of City Planning's website at Planning4la.org/development-services/eir. The Draft EIR can also be purchased on CD-ROM for \$5.00 per copy by contacting the planning staff listed below.

If you are unable to access digital copies of the Draft Environmental Impact Report, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the Draft Environmental Impact Report and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

The Draft EIR and the documents referenced in the Draft EIR are available for public review, **by appointment only**, at the City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012. Please contact the Staff Planner listed below to schedule an appointment.

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **Monday, March 29, 2021, no later than 4:00 P.M.**

If you are unable to access project materials, or wish to schedule an appointment, please contact the staff planner for the project, Cesar Moreno at (213) 847-3656 or at cesar.moreno@lacity.org. Please direct your comments to:

Mail: Cesar Moreno
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VINCENT P. BERTONI, AICP
Director of Planning

Cesar Moreno

Cesar Moreno
Major Projects Section
Department of City Planning
213-847-3656

Puede obtener información en Español llamando al (213) 847-3656.