

# 1 INTRODUCTION

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In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15089, the City of Los Angeles, the Lead Agency, must prepare a Final EIR before approving a project. The purpose of a Final EIR is to provide an opportunity for the lead agency to respond to comments made by the public and agencies regarding the 3<sup>rd</sup> and Fairfax Mixed-Use Project Draft EIR. Pursuant to CEQA Guidelines Section 15132, this Final EIR includes revisions to the Draft EIR; a list of persons, organizations, and agencies that provided comments on the Draft EIR; and responses to significant environmental points and comments received regarding the Draft EIR. In addition, the Final EIR includes a Mitigation Monitoring Program.

This Final EIR constitutes the second part of the EIR for the Project and is intended to be a companion to the Draft EIR. The Draft EIR for the Project, which circulated for public review and comment from February 11, 2021 through March 29, 2021, constitutes the first part of the EIR and is incorporated by reference and bound separately.

## 1.1 ORGANIZATION OF THE FINAL EIR

This Final EIR is organized into four main sections as follows:

**Section I. Introduction** - This section provides an introduction to the Final EIR, presents the contents of this Final EIR, summarizes the Final EIR public review process, and provides a summary of the proposed Project.

**Section II. Responses to Comments** - This section presents a list of the parties that commented on the Draft EIR and the issues that they raised. This list is followed by verbatim numbered copies of the comments followed by numbered responses to each of the written comments made regarding the Draft EIR. Copies of the full original comment letters are provided in Appendix FEIR-1 of this Final EIR.

**Section III. Revisions, Clarifications, and Corrections** - This section provides a list of revisions, clarifications, and corrections that have been made to the Draft EIR for the Project based on comments received from the public and agencies and other items requiring revisions.

**Section IV. Mitigation Monitoring Program (MMP)** - This section provides the full MMP for the Project. The MMP lists project design features and mitigation measures by environmental topic and identifies for each of the features and measures the applicable enforcement agency, monitoring agency, monitoring phase, monitoring frequency, and action indicating compliance.

**Appendix FEIR-1. Draft EIR Comment Letters** - This appendix to the Final EIR includes copies of all written comments received on the Draft EIR.

## 1.2 PROJECT SUMMARY

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 this 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.

## 1.3 PUBLIC REVIEW PROCESS

In accordance with CEQA, the environmental review process for the Project commenced with solicitation of comments from identified responsible and trustee agencies, as well as interested parties on the scope of the Draft EIR, through a Notice of Preparation (NOP) process. The City prepared an Initial Study and circulated an NOP for public comment to the State Clearinghouse, Office of Planning and Research (OPR), responsible agencies, and other interested parties on February 20, 2019, for a 30-day review period. In addition, a public scoping meeting was conducted on March 6, 2019. The Initial Study and NOP are included in Appendix A of the Draft EIR. The NOP comment letters are included in Appendix B to the Draft EIR.

Consistent with the requirements of CEQA Guidelines Sections 15087 and 15105, the Draft EIR was submitted to the State Clearinghouse, OPR, and was circulated for public review for 46-days commencing on February 11, 2021, and concluding March 29, 2021. The Draft EIR was also made available for review on the City's website and at the Department of City Planning by appointment. Following the Draft EIR public comment period, this Final EIR has been prepared and includes responses to the comments raised regarding the Draft EIR.