



# NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

December 29, 2021

**ENVIRONMENTAL CASE NO.:** ENV-2018-2771-EIR  
**STATE CLEARINGHOUSE NO.:** 2019029111  
**PROJECT NAME:** 3rd and Fairfax Mixed-Use Project  
**PROJECT APPLICANT:** NASH-Holland 3rd & Fairfax Investors, LLC  
**PROJECT ADDRESS:** 300-370 South Fairfax Avenue; 6300-6370 West 3rd Street; and 347 South Ogden Drive, Los Angeles, CA 90036  
**COMMUNITY PLAN AREA:** Wilshire  
**COUNCIL DISTRICT:** 4 - Raman

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared an Environmental Impact Report (EIR) for the proposed 3rd and Fairfax Mixed-Use Project (Project) to assess potential environmental impacts. An EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of CEQA, for a 45-day public review period from February 11, 2021 to March 29, 2021.

The Final EIR was released on December 29, 2021 and includes a response to comments received during the public review period and includes text revisions to the Draft EIR in response to input received. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be included in the case file for the record and will be provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

**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.

**FILE REVIEW:**

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 Final EIR is available online at the Department of City Planning's website at <https://planning.lacity.org/development-services/eir>. The Final EIR can also be purchased on CD-ROM for \$5.00 per copy by contacting the planning staff listed below and digital copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Fairfax Branch Library 161 S. Gardner Street, Los Angeles, CA 90036
- 3) John C. Fremont Branch Library, 6121 Melrose Avenue, Los Angeles, CA 90038
- 4) Memorial Branch Library, 4625 W. Olympic Boulevard, Los Angeles, CA 90019

If you are unable to access digital copies of the Final EIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the Final EIR 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 Final EIR is available for public review, **by appointment only**, at 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.

VINCENT P. BERTONI, AICP  
Director of Planning

 A handwritten signature in black ink, appearing to read 'William Lamborn', followed by the initials 'FWL' in blue ink.

William Lamborn, City Planner  
Major Projects Section  
Department of City Planning  
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***Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.***