



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

June 9, 2022

Puede obtener información en Español acerca de este documento llamando al (213) 847-3686.

ENVIRONMENTAL CASE NO.:	ENV-2016-3778-EIR
STATE CLEARINGHOUSE NO.:	2017061063
PROJECT NAME:	1360 N. Vine Street
PROJECT APPLICANT:	ONNI Capital, LLC
PROJECT ADDRESS:	1360, 1358, 1356, 1354, 1352, 1350, 1348, 1334, and 1330 N. Vine Street, 6274, 6272, 6268, 6262, 6264, 6256, 6258, 6256 1/4 and 1/2, 6254 and 6254 1/2 W. De Longpre Avenue, 6265, 6261, 6255, 6251, 6249, 6253 and 6253 1/2, 6245, and 6241 1-8 W. Afton Place, Los Angeles, CA 90028
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	13 – O’Farrell
PUBLIC COMMENT PERIOD:	June 9, 2022 – July 25, 2022

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 1360 N. Vine Street 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 Project proposes to develop a mixed-use building on an 81,050 square-foot site with one of two options: a Residential Option and an Office Option. Both options would demolish 32,844 square feet of commercial and vacant residential uses while retaining and rehabilitating six existing bungalows. The Residential Option would develop a new high-rise building with four levels of subterranean parking consisting of up to 429 residential units, including 36 units designated for Very Low Income households, an approximately 55,000 square-foot grocery store, approximately 5,000 square feet of neighborhood-serving commercial retail uses, and 8,988 square feet of uses in the bungalows as either restaurant use or 12 residential units. The high-rise building would be approximately 361 feet tall when accounting for rooftop mechanical equipment. In conjunction with the existing bungalows to remain, the Residential Option would include a total of 484,421 square feet of development and a floor area ratio (FAR) of 5.98:1. The Office Option would develop a new high-rise building with eight levels of subterranean parking with approximately 463,521 square feet of office uses and 11,914 square feet of restaurant uses, as well as 8,988 square feet of uses in the bungalows as either restaurant use or nine residential units. The high-rise building would be approximately 303 feet in height when accounting for rooftop mechanical equipment. In conjunction with the existing bungalows to remain, the Office Option would include a total of 484,423 square feet of development and an FAR of 5.98:1.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable Project-level impacts related to on-site construction noise, on-site construction vibration (pursuant to the threshold for human annoyance), off-site construction vibration (pursuant to the threshold for human annoyance), and off-site operational noise (Office Option). Implementation of the Project would also result in significant and unavoidable cumulative impacts that cannot be feasibly mitigated related to on-site construction noise, off-site construction vibration (pursuant to the threshold for human annoyance), and off-site operational noise (Office Option). All other 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.

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

- 1) Los Angeles Central Library, 630 W. 5th Street, Los Angeles, CA 90071
- 2) Frances Howard Goldwyn Hollywood Regional Branch Library, 1623 N. Ivar Avenue, Los Angeles, CA 90028
- 3) John C. Fremont Branch Library, 6121 Melrose Avenue, Los Angeles, CA 90038
- 4) Will & Ariel Durant Branch Library, 7140 W. Sunset Boulevard, Los Angeles, CA 90046

If you are unable to access digital copies of the DEIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the DEIR 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 DEIR and the documents referenced in the DEIR are available for public review **by appointment only**, at City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012. If you are unable to access project materials, or wish to schedule an appointment, please contact the project planner for the project, Rey Fukuda at (213) 847-3686 or rey.fukuda@lacity.org.

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, July 25, 2022 **no later than 4:00 p.m.**

Please direct your comments to:

Mail: Rey Fukuda
City of Los Angeles, Department of City Planning
221 N. Figueroa Street Suite 1350
Los Angeles, CA 90012

E-mail: rey.fukuda@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Rey Fukuda
Department of City Planning
213-847-3686