



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

August 9, 2019

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| <b>ENVIRONMENTAL CASE NO.:</b> | ENV-2019-1857-EIR  |
| <b>PROJECT NAME:</b>           | Our Lady of Mt. Lebanon Project  |
| <b>PROJECT APPLICANT:</b>      | Bishop A. Elias Zaidan, Successor Trustee of Our Lady of Mt. Lebanon–<br>St. Peter Maronite Catholic Cathedral-Los Angeles Real Estate Trust |
| <b>PROJECT ADDRESS:</b>        | 331–333 S. San Vicente Boulevard and 8531–8555 W. Burton Way,<br>Los Angeles, CA 90048   |
| <b>COMMUNITY PLAN AREA:</b>    | Wilshire   |
| <b>COUNCIL DISTRICT:</b>       | 5—Koretz   |
| <b>PUBLIC COMMENT PERIOD:</b>  | August 9, 2019 – September 9, 2019   |
| <b>SCOPING MEETING:</b>        | August 22, 2019, 5:00 P.M.–7:00 P.M. See below for additional information.   |

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Our Lady of Mt. Lebanon 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 impacts 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, meeting information, and instructions for public comment submittal are listed below.

**PROJECT LOCATION AND EXISTING ONSITE USES:** The Project Site is a 42,285-square-foot (0.97-acre) lot site located at 331–333 S. San Vicente Boulevard and 8531–8555 W. Burton Way within the Wilshire Community Plan area of the City. The Project Site is bounded by an alley to the north, Burton Way to the south, San Vicente Boulevard to the east, and Holt Avenue to the west. The Project Site is currently developed with the following: a one-story, 6,848-square-foot cathedral; three ancillary church buildings with a total of 12,370 square feet of floor area, including a two-story, 2,520-square-foot rectory, a one-story, 5,426-square-foot social hall, and a three-story, 4,424-square-foot building with offices and meeting rooms; and a surface parking lot. (See attached Project Location Map.)

**PROJECT DESCRIPTION:** The Project includes: (1) the development of a 19-story, multi-family residential building with 153 apartment units (including 17 Very Low Income units) and a maximum height of 225 feet; (2) the deconstruction, reassembly, rehabilitation and limited alteration of the existing cathedral of Our Lady of

Mt. Lebanon—St. Peter Maronite Catholic Cathedral, with a resulting floor area of approximately 7,790 square feet; and (3) the removal of three existing ancillary church buildings, including the parish rectory, a building with offices and meeting rooms, and a social hall with an aggregate floor area of 12,370 square feet, and their replacement with a new three-story building with approximately 23,649 square feet of ancillary church uses, including offices, meeting rooms, and a multi-purpose room .

The Project also includes 16,800 square feet of open space, including approximately 9,200 square feet of common open space and 7,600 square feet of private open space, in accordance with the requirements of the Los Angeles Municipal Code. The Project includes a total of 397 vehicle parking spaces, including 252 residential parking spaces and 145 church parking spaces, within a five-level subterranean parking structure.

To accommodate excavation and construction activities for the subterranean parking structure, the existing cathedral (other than the front façade, which would remain on the Project Site) would be deconstructed and temporarily relocated off-site. Upon completion of the subterranean parking structure and the partial construction of the new residential and church buildings, the cathedral would be reassembled and rehabilitated in its approximate original location.

Overall, the Project would result in a net increase of approximately 160,862 square feet of floor area on the Project Site. Upon completion of the Project, the total floor area of the buildings on the Project Site would be approximately 180,080 square feet, with a floor area ratio (FAR) of 4.99:1.

**REQUESTED ACTIONS:** The Applicant requests the following entitlements from the City of Los Angeles:

1. Pursuant to LAMC Section 12.22 A.25 Affordable Housing Incentives—Density Bonus, a 35-percent increase in density, in exchange for setting aside 15 percent of the permitted base density for the Project Site for Very Low Income restricted affordable households; and parking consistent with LAMC Section 12.22 A.25(d)(1) (Affordable Housing Reduced Parking Option 1) for all residential units.
2. Pursuant to LAMC Section 12.22 A.25(e)(1), Affordable Housing On-Menu Incentives as follows:
  - Pursuant to LAMC Section 12.22 A.25(f)(4)(i), an On-Menu incentive to allow a 35-percent increase in allowable Floor Area Ratio (FAR) equal to the percentage of Density Bonus, which increases the maximum allowable FAR from 3:1 to 4.05:1;
  - Pursuant to LAMC Section 12.22 A.25(f)(7), an On-Menu incentive to include the area of any land required to be dedicated for street or alley purposes as lot area for calculating the maximum density permitted by the underlying zone in which the Project is located; and
  - Pursuant to LAMC Section 12.22 A.25(f)(1), an On-Menu incentive to allow a 12-foot, 10-inch westerly side yard setback, in lieu of the otherwise required 16-foot side yard setback per LAMC Section 12.11 C.2.
3. Pursuant to LAMC 12.22 A.25(g)(3)(ii), and California Government Code Section 65915(e)(1), requests for Affordable Housing Off-Menu Waivers of Development Standards as follows:
  - A Waiver of Development Standard to allow an additional increase in FAR from 4.05:1 to 4.99:1, resulting in 180,080 square feet of total floor area;
  - A Waiver of Development Standard to allow a variable width of 0–16 feet for the easterly side yard setback in lieu of the otherwise required 16-foot side-yard setback per LAMC Section 12.11 C.2;
  - A Waiver of Development Standard to allow a reduction of the common usable open space landscaping requirements to 23 percent on the Level 4 Recreation Deck Area and 10 percent on the Level 4 Pool Deck area in lieu of the otherwise required 50 percent per Ordinance No. 167711, “Q” Condition No. 6.B;
  - A Waiver of Development Standard to allow 37 trees to be planted within the common usable open space areas in lieu of the otherwise required 51 trees in the common usable open space area per Ordinance No. 167711, “Q” Condition No. 6.B, and to have the remaining balance of

trees, or 14 trees, outside of common usable open space areas throughout the entire property (including the 10 street trees); and

- A Waiver of Development Standard to allow non-building structures and improvements, including without limitation hardscape, stairs, walkways, gates, and fences and guard railing that exceed 42 inches in height, within 5 feet from the property line along W. Burton Way, as otherwise prohibited per Ordinance No. 77072 (Building Line), Section 1.
4. Pursuant to LAMC Section 12.24 X.7, a Zoning Administrator’s Determination to allow a fence up to 8 feet in height within the front yard setback area located along the W. Burton Way frontage.
  5. Pursuant to LAMC Section 16.05, approval of Site Plan Review for a development project that includes 50 or more dwelling units.
  6. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map (VTT-82229) to subdivide the property into 1 master lot and 5 airspace lots; and a haul route for the export of up to 110,000 cubic yards of export material.
  7. Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:** Based on an 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, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Public Services (fire and police), Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

**PUBLIC SCOPING MEETING:** A Public Scoping Meeting will be held in **an open house format** to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. 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 location of the Public Scoping Meeting are as follows:

**Date:** August 22, 2019  
**Time:** 5:00 p.m. – 7:00 p.m.  
**Location:** Our Lady of Mt. Lebanon–St. Peter Maronite Catholic Cathedral  
Social Hall  
333 S. San Vicente Boulevard  
Los Angeles, CA 90048

**Free parking will be available at the scoping meeting location.**

**FILE REVIEW AND COMMENTS:** 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. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the “Environmental Review” tab, then “Notice of Preparation & Public Scoping Meetings,” and then clicking on the document links below the Project title.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case

No. above, and submit them in writing by **September 9, 2019, no later than 4:00 P.M.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

**Mail:** Mindy Nguyen  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012

**E-Mail:** [mindy.nguyen@lacity.org](mailto:mindy.nguyen@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. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. 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](mailto: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

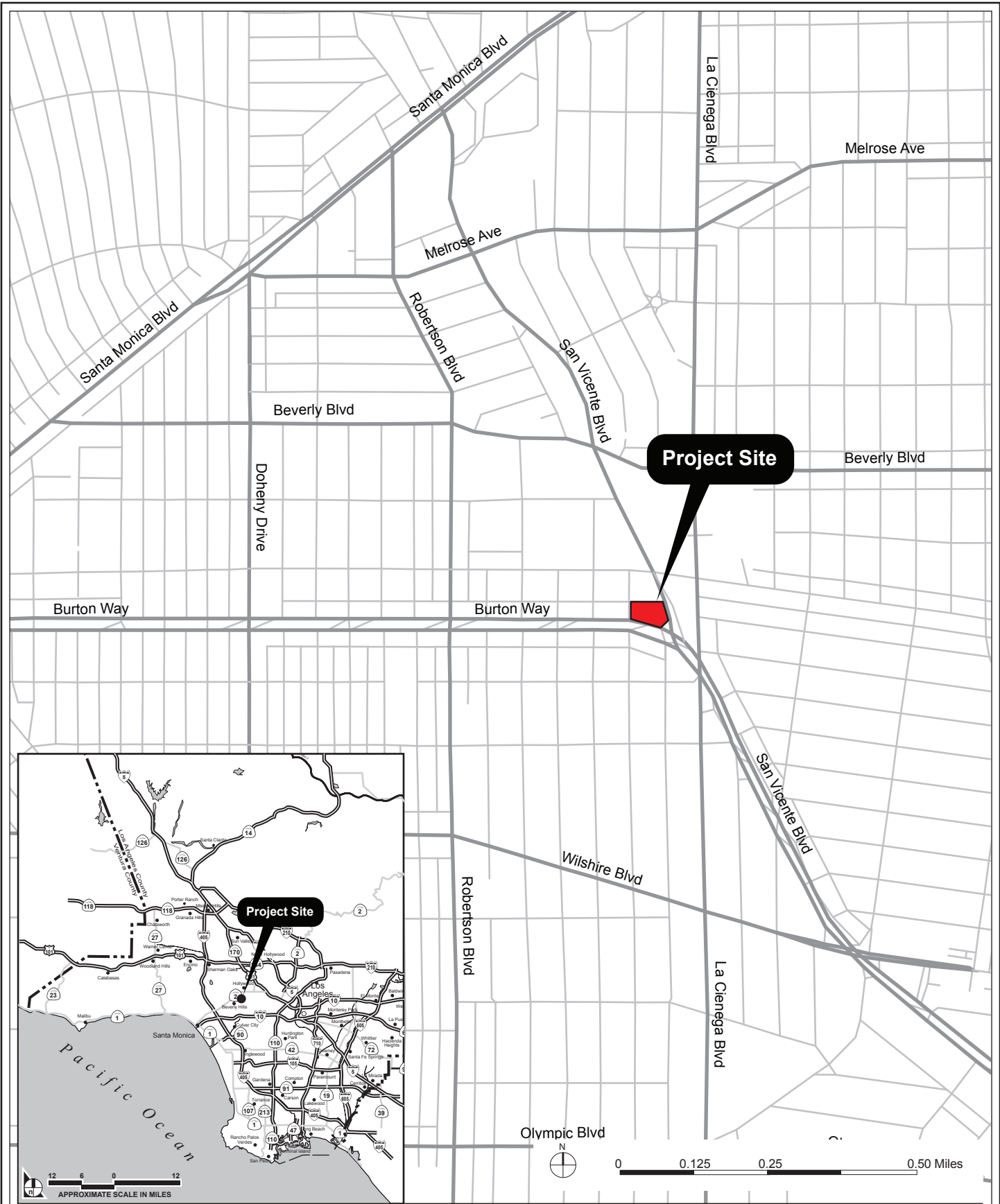


Mindy Nguyen  
Major Projects  
Department of City Planning

**Attachments:**  
Project Location Map  
Conceptual Site Plan  
Scoping Meeting Location Map

***Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.***

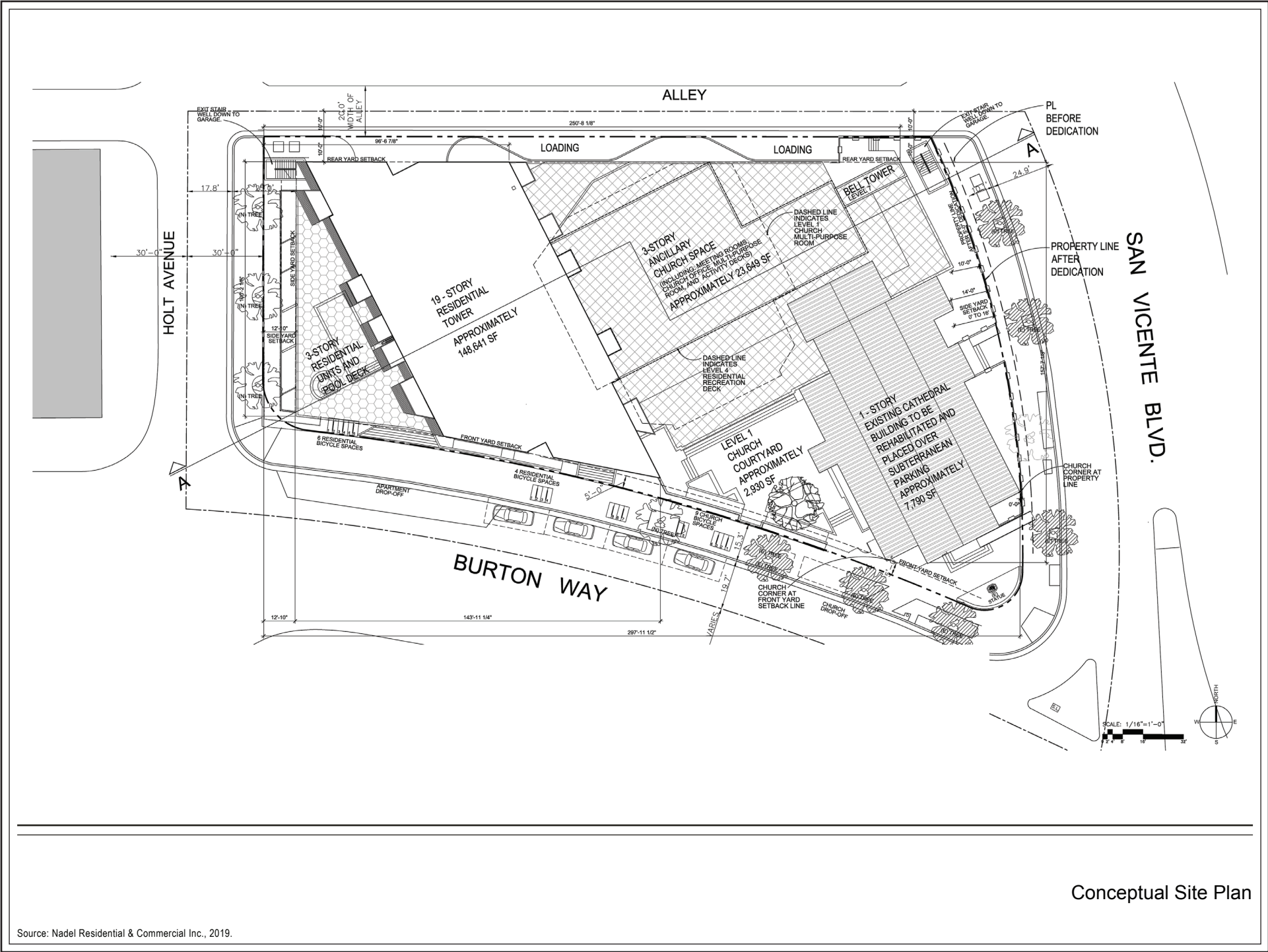




Project Location Map

Source: Los Angeles County GIS, 2015; Eyestone Environmental, 2019.





Conceptual Site Plan

Source: Nadel Residential & Commercial Inc., 2019.







Scoping Meeting Location Map

Source: Apple Maps, 2019; Eyestone Environmental, 2019.