



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

May 13, 2021

ENVIRONMENTAL CASE NO.:	ENV-2019-1857-EIR
STATE CLEARINGHOUSE NO.:	2019080173
PROJECT NAME:	Our Lady of Mt. Lebanon Project
PROJECT APPLICANT:	Bishop A. Elias Zaidan, Successor Trustee of Our Lady of Mt. Lebanon– St. Peter Maronite Catholic Cathedral-Los Angeles Real Estate Trust
PROJECT ADDRESS:	331–333 S. San Vicente Boulevard and 8531–8555 W. Burton Way, Los Angeles, CA 90048
COMMUNITY PLAN AREA:	Wilshire
COUNCIL DISTRICT:	5—Koretz
PUBLIC COMMENT PERIOD:	May 13, 2021, to June 28, 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 Our Lady of Mt. Lebanon 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 DEIR, information regarding the availability of the DEIR for public review, and the timeframe for submitting comments on the DEIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION:

The Project includes: (1) the development of a 19-story, multi-family residential building with 153 residential units (including 17 Very Low Income units) and a maximum height of 225 feet; (2) the deconstruction, off-site storage, reassembly, rehabilitation and limited alteration of the existing cathedral of Our Lady of Mt. Lebanon–St. Peter Maronite Catholic Cathedral; 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, and their replacement with a new three-story building with 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, and 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 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.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the DEIR, the Project would result in Project-level significant unavoidable noise and vibration impacts (specifically, on-site and off-site noise during construction, on-site and off-site vibration

during construction [human annoyance], and operational noise associated with the loading docks). The Project would also result in significant unavoidable cumulative noise and vibration impacts (specifically, on-site and off-site noise during construction and off-site vibration during construction [human annoyance]). 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. 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 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.

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. Please contact the Staff Planner listed below to schedule an appointment.

If you wish to submit comments following review of the DEIR, please reference the Environmental Case No. above, and submit them in writing by **no later than 4:00 P.M. Monday, June 28, 2021.**

If you are unable to access project materials, or wish to schedule an appointment, please contact the project planner for the project, Paul Caporaso at (213) 847-3629 or paul.caporaso@lacity.org.

Please direct your comments to:

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

E-mail: paul.caporaso@lacity.org **Case Number:** Case Number: ENV-2019-1857-EIR

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