



Our Lady of Mt. Lebanon Project

Environmental Case: ENV-2019-1857-EIR
State Clearinghouse No. 2019080173

Project Location: 331–333 S. San Vicente Boulevard and 8531–8555 W. Burton Way, Los Angeles, CA 90048

Community Plan Area: Wilshire

Council District: 5—Koretz

Project Description: The Our Lady of Mt. Lebanon Project (Project) includes the following components: (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.

As part of the residential component of the Project, approximately 16,800 square feet of open space and 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 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.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Eyestone Environmental

APPLICANT:

Bishop A. Elias Zaidan, Successor Trustee of Our Lady of Mt. Lebanon–St. Peter Maronite
Catholic Cathedral–Los Angeles Real Estate Trust

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