



# NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

June 17, 2021

*Puede obtener información en Español acerca de esta junta llamando al (213) 847-3629*

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2017-468-EIR
<b>STATE CLEARINGHOUSE NO.:</b>	2020010172
<b>PROJECT NAME:</b>	656 South San Vicente Medical Office Project
<b>PROJECT APPLICANT:</b>	650–676 SSV Property Owner, LLC and 650 SSV Property Owner, LLC
<b>PROJECT ADDRESS:</b>	650–676 South San Vicente Boulevard, Los Angeles, California 90048
<b>COMMUNITY PLAN AREA:</b>	Wilshire
<b>COUNCIL DISTRICT:</b>	5—Koretz
<b>PUBLIC COMMENT PERIOD:</b>	<b>June 17, 2021 to August 2, 2021</b>

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 656 South San Vicente Medical Office 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 would demolish a 5,738 square-foot, vacant educational building, and an 8,225 square-foot Big 5 Sporting Goods store and associated surface parking to develop a medical office and retail-commercial development on an approximately 0.76-acre (33,060 gross square feet, 32,290 net square feet) site located at 650–676 South San Vicente Boulevard (Project Site). The Project Site is located at the northeast corner of Wilshire Boulevard and South San Vicente Boulevard, in an urbanized area adjacent to commercial, office, residential, and medical related uses. The Project would include up to 145,305 square feet of floor area, comprised of 140,305 square feet of medical office space and 5,000 square feet of ground floor retail-commercial space, of which up to 4,000 square feet may be a restaurant and 1,000 square feet may be other commercial uses, such as a pharmacy. The proposed building would include 12 stories and would measure approximately 218 feet in height (230 feet to the top of the mechanical penthouse). The Project would include seven floors of medical office uses over four floors of above-grade parking, and a ground floor containing a lobby for the medical office, and commercial uses. The Project would provide full-valet services for 418 parking spaces, including 393 vehicle parking spaces for medical office uses and 25 vehicle parking spaces for retail-commercial uses. The Project would also provide full-valet service for bicycle parking and would include 716 bicycle parking spaces for short- and long-term use.

## 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 noise during construction and on-site vibration during construction [human annoyance]). The Project would also result in significant unavoidable cumulative noise impacts (specifically, on-site, and off-site noise during construction). 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, August 2, 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](mailto: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](mailto:paul.caporaso@lacity.org) **Case Number:** Case Number: ENV-2017-468-EIR

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