

# CHAPTER 1 – INTRODUCTION

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## 1. Purpose of the Final EIR

An application for the 656 South San Vicente Medical Office Project (Project) has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The City of Los Angeles, as Lead Agency, determined that the Project is subject to the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR) to determine whether there is substantial evidence that the Project may have a significant effect on the environment.

As described in CEQA Guidelines Sections 15089, the Lead Agency must evaluate comments received on the Draft EIR and prepare written responses and consider the information contained in a Final EIR before approving a project. The purpose of a Final EIR is to provide an opportunity for the lead agency to respond to comments made by the public and agencies regarding the 656 San Vicente Medical Office Project Draft EIR. Pursuant to CEQA Guidelines Section 15132, a final EIR consists of: (a) the Draft EIR or a revision of the Draft EIR; (b) comments and recommendations received on the Draft EIR either verbatim or in summary; (c) a list of persons, organizations, and public agencies commenting on the Draft EIR; (d) the responses of the Lead Agency to significant environmental points raised in the review and consultation process; and (e) any other information added by the Lead Agency.

This Final EIR constitutes the second part of the EIR for the Project and is intended to be a companion to the Draft EIR. The Draft EIR for the Project, which was circulated for public review and comment from June 17, 2021 through August 2, 2021, constitutes the first part of the EIR and is incorporated by reference and bound separately (refer to Volumes 1 through 3 of the Draft EIR).<sup>1</sup>

Accordingly, the EIR for the Project comprises two parts as follows:

- Part 1: Draft EIR and Technical Appendices
  - Draft Environmental Impact Report (Chapters I through VIII)
  - Draft Environmental Impact Report – Appendices A through L
- Part 2: Final EIR and Technical Appendices
  - Final Environmental Impact Report (Chapters 1 through 4)
  - Final Environmental Impact Report - Appendices A through B

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<sup>1</sup> The hardcopy, printed version of the Draft EIR was bound in 3 separate volumes.

## 2. Organization of the Final EIR

This Final EIR is organized into chapters as follows:

### CHAPTER 1. INTRODUCTION

This chapter describes the purpose of the Final EIR, provides a summary of the proposed project, provides an overview of the CEQA process, summarizes the Final EIR public review process, and presents the contents of this Final EIR.

### CHAPTER 2. RESPONSES TO COMMENTS

This chapter presents a matrix of the parties that commented on the Draft EIR and the issues that they raised, as well as responses to those comments pertaining to significant environmental issues, pursuant to CEQA Guidelines Section 15088(a). Letters responded to in this Final EIR are included in Appendix A.

### CHAPTER 3. REVISIONS, CLARIFICATIONS, AND CORRECTIONS TO THE DRAFT EIR

This chapter includes revisions to the Draft EIR that represent minor changes or additions in response to some of the comments received on the Draft EIR and additional edits to provide clarification of Draft EIR text. Changes to the Draft EIR are shown with strikethrough text for deletions and double-underlined text for additions. The revisions, clarifications, and corrections presented in this Final EIR, do not constitute significant new information warranting recirculation of the Draft EIR as set forth in CEQA Guidelines Section 15088.5.

### CHAPTER 4. MITIGATION MONITORING PROGRAM

The Mitigation Monitoring Program (MMP) is the document that will be used by the enforcement and monitoring agencies responsible for the implementation of the Project's Mitigation Measures (MMs) and Project Design Features (PDFs). MMs and PDFs are listed by environmental topic. The MMP identifies for each of the features and measures the applicable enforcement agency, monitoring agency, monitoring phase, monitoring frequency, and action indicating compliance.

#### Final EIR Appendices

- A. Original Draft EIR Comment Letters
- B. Construction Health Risk Assessment

## 3. Project Summary

The 656 South San Vicente Medical Office Project is proposed to be located on an approximately 0.76-acre (33,087 gross square feet) site located at 656 South San Vicente Boulevard within the Wilshire Community Plan area in the City of Los Angeles. The Project Site is generally bounded by South San Vicente Boulevard to the west, Wilshire Boulevard to the south, Sweetzer Avenue to the east, and Orange Street to the north. A small alley abuts the project site to the northeast. The Project Site is approximately 0.9

miles south of the City of West Hollywood, and less than 200 feet (approximately 0.035 miles) east of the City of Beverly Hills, located on the eastern side of South San Vicente Boulevard.

The 656 San Vicente Medical Office Project (Project) would demolish a 5,738 square-foot, vacant educational building, 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 (33,087 square feet, 32,290 net square feet) site located at 656 South San Vicente Boulevard (Project Site). The Project Site is located at the corner of Wilshire Boulevard and San Vicente, in an urbanized area adjacent to commercial, office, residential, and medical related uses.

The Project would contain the following:<sup>2</sup>

- Approximately 145,305 square feet of floor area, including 140,305 square feet of medical office and approximately 5,000 square feet of ground level commercial uses (retail and restaurant uses).
- 12 stories in height, including seven floors of medical office uses over four floors of above-grade parking, that measures approximately 218 feet (230 feet to the top of the mechanical penthouse).
- Vehicle parking (a minimum of 418 spaces)
- Bicycle parking (a minimum of 716 spaces)<sup>3</sup>

## 4. Public Review Process

Below is a general overview of the environmental review process for the Project, which was conducted in accordance with CEQA.

### a) Initial Study

Pursuant to CEQA Guidelines Section 15082, the City prepared an Initial Study and circulated a Notice of Preparation (NOP) of a Draft EIR for public comment to the State Clearinghouse, Office of Planning and Research, responsible agencies, owners and occupants within a 500-foot radius of the Project Site, and other interested parties for a 30-day public review period commencing on January 14, 2020 and ending February 13, 2020.

The purpose of the NOP was to formally convey that the City was preparing a Draft EIR for the Project, notify the public regarding a public Scoping Meeting, and solicit input regarding the scope and content of the environmental information to be included in the

<sup>2</sup> Project Floor Area numbers used throughout this document, unless otherwise specified, are calculated in accordance with Los Angeles Municipal Code Section 12.03, which excludes basement storage, vertical circulation, and rooms housing building-operating equipment or machinery, but includes residential amenities and lobbies.

<sup>3</sup> The number of bicycle parking spaces is consistent with Ordinance No. 185,480, which was adopted by the Los Angeles City Council on March 27, 2018 under Council File No. 12-1297-S1, and became effective on May 9, 2018.

Draft EIR. The Scoping Meeting was held on January 28, 2020 from 6:00 P.M. to 8:00 P.M. at the National Council of Jewish Women, located at 543 N Fairfax Ave, Los Angeles, CA 90036. The meeting was held in an open house/workshop format and provided interested individuals, groups, and public agencies the opportunity to view materials, ask questions, and provide oral and written comments to the City regarding the scope and focus of the Draft EIR as described in the NOP and Initial Study. A copy of the Scoping Meeting materials was provided in Appendix A-3 of the Draft EIR.

Comments received in response to the NOP and Scoping Meeting were taken into consideration in the preparation of the Draft EIR. A total of 23 written comment letters and emails responding to the NOP by public agencies and interested parties were submitted to the City. In addition, eight individuals attended the public scoping meeting and signed the sign-in sheet, although no written public comments were received during the public Scoping Meeting. A copy of public comments received during the NOP circulation period was provided in Appendix A-4, NOP and Scoping Meeting Comments Received, of the Draft EIR.

## **b) Draft Environmental Impact Report**

Following the circulation of the NOP, the City prepares technical studies and a Draft EIR to identify and evaluate the potential environmental effects of the Project, indicate whether any significant effects could be mitigated or avoided, and analyze potentially feasible alternatives to the Project. The Draft EIR and Notice of Availability are circulated for a 45-day review and comment period. The purpose of this review and comment period is to provide public agencies and the general public an opportunity to review the Draft EIR and comment on the adequacy of the document, including the analysis of environmental effects, the mitigation measures presented to reduce potentially significant impacts, and the alternatives analysis. After the close of the 45-day review and comment period, responses to all comments on environmental issues are prepared.

The Draft EIR 45-day public review period commenced on June 17, 2021 and ended on August 2, 2021.

## **c) Final Environmental Impact Report**

Before approving a project, CEQA requires the Lead Agency to prepare and certify a Final EIR. The Draft EIR and this Final EIR will be submitted to the decision-makers for consideration prior to taking any action on the Project.

The Final EIR is available for public review at the City of Los Angeles Department of City Planning at the following location:

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

**Email:** *Paul.Caporaso@lacity.org*

In addition, the Final EIR is available online at the Los Angeles Department of City Planning's website (<https://planning.lacity.org/development-services/eir>). The Final EIR can be purchased on CD-ROM for \$5.00 per copy. Contact Paul Caporaso of the City of Los Angeles at [Paul.Caporaso@lacity.org](mailto:Paul.Caporaso@lacity.org) to purchase the CD-ROM or USB drive.

CEQA requires that the Lead Agency provide each public agency who commented on the Draft EIR with a copy of the lead agency's proposed response at least ten days before certifying the Final EIR.

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