



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

**November 18, 2020**

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2019-6645-EIR
<b>PROJECT NAME:</b>	11973 San Vicente Boulevard Project
<b>PROJECT APPLICANT:</b>	11973 San Vicente, LLC
<b>PROJECT ADDRESS:</b>	11973-11975 San Vicente Boulevard, Los Angeles, California 90049
<b>COMMUNITY PLAN AREA:</b>	Brentwood-Pacific Palisades
<b>COUNCIL DISTRICT:</b>	11 – Bonin
<b>PUBLIC COMMENT PERIOD</b>	November 18, 2020 – December 21, 2020

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 11973 San Vicente Boulevard 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.

**PROJECT LOCATION AND EXISTING ON-SITE USES:**

The Project Site is located in the Brentwood-Pacific Palisades Community Plan of the City of Los Angeles (City), at 11973-11975 San Vicente Boulevard. The existing development on the Project Site consists of a two-story, approximately 13,956 square foot commercial office building and an associated surface parking lot. The existing building, known as the Barry Building, was designated in 2007 as a Historic-Cultural Monument by the City (Monument No. LA-887). See attached Project Location Map.

**PROJECT DESCRIPTION:**

The Project consists solely of the demolition of the existing commercial building. The Project would not demolish the associated surface parking lot adjacent to the building, which would serve as a staging area for the demolition activities. No future development of the Site is proposed and/or considered as part of the Project.

**REQUESTED ACTIONS:**

1. Pursuant to LA Building Code Section 91.106.4.5 review by the City of Los Angeles Department of Building and Safety to determine whether the demolition, alteration, or removal may result in the loss of or serious damage to a significant historical or cultural assets and pursuant to LAMC Section 22.171.14

and 22.171.15, review by the Cultural Heritage Commission for objection or non-objection to issuance of the demolition permit.

2. Other permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, sign permits, and demolition 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; Greenhouse Gas Emissions; Land Use/Planning; Noise; Transportation; and Tribal Cultural Resources.

**FILE REVIEW AND COMMENTS:**

The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Room 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 <https://planning.lacity.org/development-services/eir>

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 Monday, December 21, 2020 **no later than 4:30 p.m.**

Please direct your comments to:

**Mail:** Bradley Furuya  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street, Room 1350  
Los Angeles, CA 90012

**Email:** Bradley.Furuya@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. 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: [Bradley.Furuya@lacity.org](mailto:Bradley.Furuya@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



Bradley Furuya  
Major Projects Section  
Department of City Planning  
(213) 847-3642

**Attachments:**  
Project Location Map

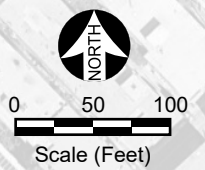


**Legend**



Project Site

Source: Google Maps 2020.



Project Location Map