



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

February 16, 2023

Puede obtener información en Español llamando al (213) 978-1300

ENVIRONMENTAL CASE NO.:	ENV-2019-6645-EIR
STATE CLEARINGHOUSE NO.:	2020110210
PROJECT NAME:	11973 San Vicente Boulevard Project
PROJECT APPLICANT:	11973 San Vicente, LLC
PROJECT ADDRESS:	11973-11975 San Vicente Boulevard, Los Angeles, California 90049
COMMUNITY PLAN AREA:	Brentwood-Pacific Palisades
COUNCIL DISTRICT:	11 – Park
PUBLIC COMMENT PERIOD:	February 16, 2023 – April 3, 2023

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 11973 San Vicente Boulevard 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 Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION:

The approximately 26,586 square foot (0.61-acre) Project Site (Assessor Parcel No. 4404-025-008) is currently improved with an existing two-story (approximately 23.5 feet in height), approximately 13,956 square foot commercial building (with 12,800 square feet of leasable space) commonly referred to as the Barry Building and a portion of a surface parking lot. The existing building is a City of Los Angeles Historic-Cultural Monument (HCM) that has been vacant and fenced since 2017. The Project consists of the demolition of the Barry Building. Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant dirt lot, and the existing surface parking lot would remain. A landscape buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). Three on-site palms would be removed; however, the fourth on-site palm and two street trees located along San Vicente Boulevard would remain. No future development of the Site is proposed and/or considered as part of the Project. Demolition of the building would result in the removal of approximately 4,174 cubic yards of debris from the Project Site.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to: Cultural Resources (historical resources) and Land Use and Planning. 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.

The Draft EIR is available online at the Department of City Planning's website at <https://planning.lacity.org/development-services/eir>. The Draft EIR can be purchased on CD-ROM for \$5.00 per copy by contacting the planning staff listed below. Copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 W. Fifth Street, Los Angeles, CA 90071
- 2) West Los Angeles Regional Library, 11360 Santa Monica Blvd., Los Angeles, CA 90025
- 3) Donald Bruce Kaufman Branch Library, 11820 San Vicente Blvd., Los Angeles, CA 90049

If you are unable to access digital copies of the Draft EIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the Draft EIR 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 Draft EIR and the documents referenced in the Draft EIR are available for public review **by appointment only**, at City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012. If you are unable to access project materials, or wish to schedule an appointment, please contact the project planner for the project, James Harris at (213) 978-1241 or james.harris@lacity.org.

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by Monday, April 3, 2023 **no later than 4:00 p.m.**

Please direct your comments to:

Mail: James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

E-mail: james.harris@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



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Major Projects Section
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