

# I. EXECUTIVE SUMMARY

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In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15123, this section of this Draft Environmental Impact Report (EIR) contains a summary of the 11973 San Vicente Boulevard Project (Project) and its potential environmental effects. More detailed information regarding the Project and its potential environmental effects is provided in the following sections of this Draft EIR. Also included in this section of this Draft EIR is an overview of the purpose and focus of this Draft EIR, a description of the organization of this Draft EIR, an overview of the Project, a general description of areas of controversy, a description of the public review process for this Draft EIR, and a summary of the alternatives to the Project evaluated in this Draft EIR.

This section also includes information from the following documents, which are included as Appendices A-1, A-2, and A-3 of this Draft EIR:

**A-1** Initial Study, CAJA Environmental Services, November 2020.

**A-2** Notice of Preparation of an Environmental Impact Report, City of Los Angeles, November 18, 2020.

**A-3** Comments Received in Response to Notice of Preparation of an Environmental Impact Report.

## 1. Purpose of this Draft EIR

The purpose of this Draft EIR is to inform decision makers and the general public of the potential environmental impacts resulting from the Project and to indicate the manner in which those significant effects can be mitigated or avoided, either through mitigation measures or alternatives to the project. A detailed description of the Project is provided in Section II, Project Description, of this Draft EIR. A description of the environmental setting is provided in Section III, Environmental Setting, of this Draft EIR.

The Project would require approval of certain discretionary actions by the City and potentially by other governmental agencies. Therefore, the Project is subject to environmental review requirements under CEQA.<sup>1</sup> For purposes of complying with CEQA, the City of Los Angeles is identified as the Lead Agency for the Project.

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<sup>1</sup> Public Resources Code Sections 21000-21178.

As described in Section 15121(a) and 15362 of the Guidelines for California Environmental Quality Act (CEQA Guidelines),<sup>2</sup> an environmental impact report is an informational document which will inform public agency decision-makers and the public of the potentially significant environmental effects of a project, identify possible ways to mitigate any significant environmental effects, and identify and evaluate a reasonable range of alternatives to the project that have the potential to reduce or avoid the project's potential significant environmental effects, while feasibly accomplishing most of the project's basic objectives. When applicable, the Draft EIR recommends feasible mitigation measures that can reduce or avoid significant environmental impacts. This Draft EIR was prepared in accordance with CEQA, the State CEQA Guidelines - Section 15151 of the State CEQA Guidelines, which defines the standards for adequacy of an environmental impact report, states:

*An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a Project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.*

## 2. Organization of this Draft EIR

The Draft EIR is organized into eight sections (plus the Appendices) as follows:

**Section I. Executive Summary:** This section provides an introduction to the environmental review process and a summary of the Project description, alternatives, environmental impact analysis contained in the Draft EIR, and mitigation measures.

**Section II. Project Description:** This section provides a description of the Project including location, Project characteristics, Project objectives, and required discretionary actions.

**Section III. Environmental Setting:** This section provides an overview of the environmental setting of the Project, including a description of existing and surrounding land uses, and a list of related projects.

**Section IV. Environmental Impact Analysis:** This section examines the potential environmental impacts of the Project. Separate discussions are included which

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<sup>2</sup> California Code of Regulations Title 14, Chapter 3, Sections 15000-15387.

address the potential environmental effects of the Project by environmental topic. Each environmental topical analysis contains a discussion of existing conditions, an assessment and discussion of the potential significance of impacts associated with the Project, mitigation measures, cumulative impacts, and the level of significance of the impact after mitigation.

**Section V. Alternatives to the Project:** This section includes an analysis of a range of reasonable alternatives to the Project. The alternatives selected are based on their potential ability to feasibly attain most of the basic objectives of the Project, and their ability to avoid or substantially lessen any of the significant effects of the Project.

**Section VI. Other CEQA Considerations:** This section provides a summary of the significant and unavoidable impacts of the Project, an explanation of significant irreversible environmental changes, discussion of potential growth inducing effects that would be caused by the Project, and effects found not to be significant.

**Section VII. Acronyms and Abbreviations:** This section provides definitions for all of the acronyms and terms used in this Draft EIR.

**Section VIII. Preparers of the Draft EIR:** This section presents a list of City staff and consultant team members that contributed to the preparation of the Draft EIR.

**Appendices:** The Appendices contain all technical reports prepared for the Project as well as all correspondence with various agencies regarding the Project.

### **3. EIR Process**

#### **a) Notice of Preparation**

In compliance with Section 15082 of the CEQA Guidelines, on November 18, 2020, a Notice of Preparation (NOP) was prepared by the Department of City Planning and distributed to the State Clearinghouse, Office of Planning and Research, agencies, and other interested parties. The 30-day response period (i.e., the comment period) for the NOP of the Draft EIR extended until December 21, 2020. Appendix A-2 of this Draft EIR contains a copy of the NOP. Appendix A-3 of this Draft EIR contains the written comments to the NOP received by the City. The following provides a list of agencies and individuals who provided written comments during the NOP comment period:

#### **Agencies**

1. California Department of Transportation (Caltrans), November 19, 2020.
2. California Department of Fish and Wildlife, December 15, 2020.
3. Native American Heritage Commission, November 16, 2020.

4. South Coast Air Quality Management District, December 15, 2020.

### **Individuals**

1. Alex Danzer, December 19, 2020.
2. Alexis Fleisig, December 21, 2020.
3. Andrew Menotti, December 21, 2020.
4. Robert Blue and Ziggy Kruse.
5. Catherine Jurca, December 21, 2020.
6. David Stone, December 21, 2020.
7. Dianne Kraus, December 21, 2020.
8. Emily Williams, December 21, 2020.
9. Jody Heymann, December 18, 2020.
10. Kristin Burcham, December 19, 2020.
11. Laura Bernier, December 21, 2020.
12. Lauren Everett, December 20, 2020.
13. Lisa Avebury, December 21, 2020.
14. Melissa Hunt, December 16, 2020.
15. Samy Burch, December 19, 2020.
16. Tyler Bourgoise, December 21, 2020.
17. Robert Silverstein, December 18, 2020.
18. Victoria Kato, December 19, 2020.
19. Wiley Hickson, December 21, 2020.
20. Willow Pappageorge, December 19, 2020.

### **Areas of Controversy**

Comments raised in letters submitted to the Department of City Planning in response to the NOP include (but are not limited to) the following:

- Biological resources (including nesting birds, removal of landscaping/vegetation)
- Air quality
- Historical resources
- Seismic hazards related to the condition of the building
- Asbestos

### **Environmental Issues to be Analyzed in the Draft EIR**

In conjunction with the NOP, an Initial Study was prepared for the Project and is included in Appendix A-1 of this Draft EIR. The purpose of the Initial Study, as set forth in Section 15063(c)(3) of the CEQA Guidelines, is to assist the preparation of an EIR, by:

1. Focusing the EIR on the effects determined to be significant;

2. Identifying the effects determined not to be significant;
3. Explaining the reasons for determining that potentially significant effects would not be significant; and
4. Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.

Based on the Initial Study, the City determined that the appropriate process for analyzing the Project's environmental effects is the preparation of a "Project EIR," the most common type of EIR prepared for specific development projects. This Draft EIR constitutes a "Project EIR" under Section 15161 of the CEQA Guidelines.

Based on a review of environmental issues by the City, the Initial Study, and the responses to the NOP, this Draft EIR analyzes the following environmental issues:

- Air Quality
- Cultural Resources (Historic Resources)
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources

#### **b) Environmental Review Process**

The Draft EIR will be circulated for review and comment by the public and other interested parties, agencies, and organizations for a period of 45 days. After completion of the 45-day review period, a Final EIR will be prepared that includes written responses to comments on the Draft EIR submitted during the review period and modifies the Draft EIR, if required. Public hearings on the Project will be held after completion of the Final EIR. The City will make the Final EIR available to agencies and the public prior to considering certification of the Final EIR. Notice of the time and location will be published prior to the public hearing date. All comments or questions about the Draft EIR should be addressed to:

James Harris  
City of Los Angeles, Department of City Planning  
221 N. Figueroa St., Suite 1350, Los Angeles, CA 90012  
Email: James.Harris@lacity.org

Case Number: ENV-2019-6645-EIR

## **4. Summary of the Project**

The approximately 26,586 square foot (0.61-acre) Project Site (APN 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 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). Additionally, as part of the Project, three on-site palm trees would be removed (a Chinese windmill palm, a king palm, and a queen palm). However, the fourth on-site palm (Mexican fan palm) in the surface parking lot and two street trees (both London plane trees) located along San Vicente Boulevard would remain. No future development of the Project Site is proposed and/or considered as part of the Project.

Demolition would take place within the Project Site, while the adjacent parcel to the north (APN 4404-025-016) would be used for staging. No demolition work is proposed within the public right-of-way. Demolition of the building would result in the removal of approximately 4,174 cubic yards of debris from the Project Site, including approximately 130 cubic yards of asbestos-containing materials and 4,044 cubic yards of demolition materials.

## **5. Alternatives**

In order to provide informed decision-making in accordance with Section 15126.6 of the CEQA Guidelines, this Draft EIR considers a range of alternatives to the Project. Section V. Alternatives to the Project, provides the analysis of each alternative. The Draft EIR analyzes the following alternatives to the Project:

Alternative 1: No Project Alternative

Alternative 2: Preservation Alternative

Alternative 3: Partial Preservation with New Construction Alternative

Alternative 4: Relocation Alternative

## 6. Summary Table of Environmental Impacts

**Table I-1  
Summary of Environmental Impacts as Analyzed in the Draft EIR**

<b>DEIR Sec.</b>	<b>Environmental Issues Analyzed in the Draft EIR</b>	<b>Project Impacts</b>
<b>IV.A</b>	<b>Air Quality</b>	
	AQMP Consistency	LTS
	Cumulatively Considerable Increase of Criteria Pollutant	LTS
	Sensitive Receptors	LTS
<b>IV.B</b>	<b>Cultural Resources</b>	
	Historical Resources	S/U
<b>IV.C</b>	<b>Greenhouse Gas Emissions</b>	
	Generation of Greenhouse Gas Emissions	LTS
	Plan/Policy Consistency	LTS
<b>IV.D</b>	<b>Land Use and Planning</b>	
	Plan/Policy Consistency	S/U
<b>IV.E</b>	<b>Noise</b>	
	Substantial Temporary or Permanent Increase in Noise	LTS w/M
	Excessive Groundborne Vibration	LTS
<b>IV.F</b>	<b>Transportation/Traffic</b>	
	Emergency Access	LTS
<b>IV.G</b>	<b>Tribal Cultural Resources</b>	LTS
LTS = less than significant impact LTS w/M = less than significant impact with mitigation incorporated S/U = significant unavoidable impact		

## 7. Mitigation Measures

The following mitigation measures are applicable to the Project:

**MM-CUL-1** Prior to the issuance of a demolition permit, the Barry Building shall be documented to meet Historic American Buildings Survey (HABS) Level I standards. The documentation shall include a full set of measured drawings depicting existing conditions; photographs with large format negatives of exterior and interior views; photocopies with large format negatives of select existing drawings and historic views that are produced in accordance with the U.S. Copyright Act (as amended); and a written history and description. The documentation shall be submitted to the Library of Congress, with copies given to the Los Angeles Conservancy and the Los Angeles Public Library. A digital copy of the documentation shall be submitted to the South Central Coastal Information Center at California State University, Fullerton.

**MM-NOI-1** Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along the following boundaries:

- The east and west parking area boundaries (both the Project Site's east and west parking area boundaries and the east and west boundaries of the parcel immediately to the north of the Project Site (APN 4404-025-016)). (While the parcel to the north of the Project Site is not part of the Project, that parcel would be used for construction staging.)
- The northern property line of the parcel to the north of the Project Site (APN 4404-012-016) that separates this parcel from the residential uses to the north. Sound barriers along this property line shall be connected to the previously described sound barriers for the east and west property lines, so that there are no gaps.

All sound barriers shall be tall enough to shield line of sight paths from operating demolition equipment to the 2<sup>nd</sup> stories of nearby residential uses. The prescribed sound barriers shall be installed for the duration of the Project's demolition activities, which are estimated to last approximately 36 working days. At plan check, building plans shall include documentation prepared by a noise consultant to verify this measure.