

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021050548

Project Title: 1235 Vine Street

Lead Agency: City of Los Angeles Contact Person: Kiersten Turner
 Mailing Address: 221 N. Figueroa Street, Suite 1350 Phone: (213) 756-1731
 City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles
 Cross Streets: Vine Street and La Mirada Avenue Zip Code: 90038

Longitude/Latitude (degrees, minutes and seconds): 34 ° 5 ' 36.7 " N / 118 ° 19 ' 36.4 " W Total Acres: 0.8

Assessor's Parcel No.: 5533-005-002 through -009 Section: _____ Twp.: T1S Range: R14W Base: _____

Within 2 Miles: State Hwy #: SR-2, US-101 Waterways: _____

Airports: _____ Railways: Metro B Schools: Vine St. Elem, Melrose Elem, Hollywood Primary, Le Conte Middle

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Height district, vtm

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 115,680 Acres 0.44 Employees 400 Transportation: Type _____
 Commercial: Sq.ft. 7,810 Acres 0.2 Employees 30 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Tribal, Energy

Present Land Use/Zoning/General Plan Designation:

C2-1D and RD1.5-1XL zoning and Highway Oriented Commercial and Low Medium II Residential

Project Description: (please use a separate page if necessary)

The 1235 Vine Street Project (Project) includes the demolition of three commercial buildings, five residential bungalows, and associated surface parking, for the development of a seven-story, mixed-use building that would include 115,680 square feet of office uses and 7,810 square feet of ground floor restaurant and/or retail uses. Upon completion, the Project would result in 123,490 square feet of floor area on a 33,557 square-foot (0.8-acre) site, for a Floor Area Ratio of 3.68:1

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input checked="" type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 13, 2025 Ending Date March 31, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Eyestone Environmental</u>	Applicant: <u>1235 Vine LLC</u>
Address: <u>2121 Rosecrans Avenue, Suite 3355</u>	Address: <u>PO Box 3870</u>
City/State/Zip: <u>El Segundo, CA 90245-4744</u>	City/State/Zip: <u>Valley Village, CA 91617-3870</u>
Contact: <u>Stephanie Eyestone-Jones</u>	Phone: <u>310-844-2133</u>
Phone: <u>424-207-5333</u>	

Signature of Lead Agency Representative: *Kiersten Turner* Date: 2/18/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.