



# NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

**August 22, 2024**

*Puede obtener información en Español acerca de esta junta llamando al (213) 847-3625.*

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2019-3937-EIR
<b>STATE CLEARINGHOUSE NO.:</b>	2023080791
<b>PROJECT NAME:</b>	Mirabel Transit Priority Project
<b>PROJECT APPLICANT:</b>	Walter N. Marks, Inc.
<b>PROJECT ADDRESS:</b>	5401-5425 Wilshire Boulevard, 664-670 Cochran Avenue, and 665-671 Cloverdale Avenue, Los Angeles, California 90036
<b>COMMUNITY PLAN AREA:</b>	Wilshire
<b>COUNCIL DISTRICT:</b>	5 – Yaroslavsky
<b>PUBLIC COMMENT PERIOD</b>	August 22, 2024 to October 7, 2024

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 Mirabel Transit Priority Project (Project). Public Resources Code (PRC) Sections 21155 (a), (b), and (c) establish criteria for Transit Priority Projects and the review standards of Transit Priority Projects under a Sustainable Communities Environmental Impact Report (SCEIR). The City has prepared a SCEIR for the Project pursuant to PRC Section 21155.2(c). This notice is for the public release of the DEIR phase of the SCEIR, prepared in response to the Initial Study phase of the SCEIR. This notice also provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the DEIR, information regarding the availability of the DEIR for public review, and the timeframe for submitting comments on the DEIR. Comments must be submitted in writing according to the directions below.

**PROJECT DESCRIPTION:** The Project involves the construction of a 42-story mixed-use tower, comprised of 348 dwelling units, including 29 units set aside for Very Low-Income households, and 12,821 square feet of ground floor commercial uses. The Project would demolish 38,545 square-foot of existing commercial buildings on-site, including the historic building located at 5401 Wilshire Boulevard, which is a designated contributor to the Miracle Mile Historic District. However, the east and south façades of the existing historic commercial building would be preserved in place, rehabilitated, and incorporated into the Project. Parking would be provided in three above-ground and three subterranean levels. The Project would include a total floor area of 476,777 square feet on an 57,374 square foot lot (1.32 acres) for a FAR of 8.31:1.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** Based on the analysis in the DEIR, the Project would result in significant and unavoidable impacts related to: Cultural Resources (historical resources) and Noise (construction vibration related to human annoyance). All other potential impacts would be less than significant or mitigated to less-than-significant levels.

**FILE REVIEW AND COMMENTS:** A copy of this notice and the DEIR prepared for the Project may be viewed with the environmental file or online at <https://planning.lacity.org/project-review/environmental->

[review/published-documents](#), clicking Environmental Impact Reports (EIRs) and searching for the name of the Project: "Mirabel Transit Priority Project."

Copies are also available at the following library branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Fairfax Branch Library, 161 South Gardner Street, Los Angeles, CA 90036
- 3) Memorial Branch Library, 4625 West Olympic Boulevard, Los Angeles, CA 90019

The environmental file is available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. Please contact the Staff Planner listed below to schedule an appointment.

If you wish to submit comments following review of the DEIR, please reference the Environmental Case No. above, and submit them in writing by October 7, 2024, **no later than 4:00 p.m.**

Please direct your comments to:

**Mail:** Jason McCrea  
City of Los Angeles, Department of City Planning  
221 North Figueroa Street, Room 1350  
Los Angeles, CA 90012

**Email:** [Jason.McCrea@lacity.org](mailto:Jason.McCrea@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: [Jason.McCrea@lacity.org](mailto:Jason.McCrea@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



Jason McCrea  
City Planner  
(213) 847-3672