

# 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 # 2023080791**

**Project Title:** Mirabel Transit Priority Project

Lead Agency: City of Los Angeles Contact Person: Jason McCrea  
 Mailing Address: 221 N. Figueroa Street, Room 1350 Phone: 213-847-3672  
 City: Los Angeles Zip: 90012 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Los Angeles/Wilshire Community

Cross Streets: Wilshire Blvd between Cloverdale Ave and Cochran Ave Zip Code: 90036

Longitude/Latitude (degrees, minutes and seconds): 34 ° 3 ' 45.648" N / -118 ° 20 ' 48.7674" W Total Acres: 1.31

Assessor's Parcel No.: 5508-009-029 and 5508-009-001 Section: 21 Twp.: T01S Range: 14W Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: I-10 Waterways: None

Airports: None Railways: Metro D Line (light rail) Schools: Hancock Park ES, John Burroughs MS, LA HS

**Document Type:**

- |                                      |  |                                    |  |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP   | <input checked="" type="checkbox"/> Draft EIR      | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons  | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec     | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                                       | <input type="checkbox"/> Annexation  |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment   |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit  |
| <input type="checkbox"/> Community Plan         | <input checked="" type="checkbox"/> Site Plan     | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: Density Bonus, Community Design Overlay, Haul Route |

**Development Type:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>348</u> Acres _____                    | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____                        | <input type="checkbox"/> Mining: Mineral _____                 |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>12,821</u> Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____                    | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____  | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____   | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                                  |  |

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

[Q]C4-2-CDO and [Q]C2-1-CDO;

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

The Project is 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 sf of ground floor commercial uses. The Project would demolish approximately 38,545 sf of existing commercial buildings on-site, including the existing historic building at 5401 Wilshire Blvd, which is a contributor to the Miracle Mile Historic District. However, the east and south facades of the existing historic commercial building would be preserved in place, rehabilitated, and incorporated into the Project. Parking would be provided in three-level above-ground and three subterranean levels. The Project would include a total floor area of 476,777 sf on a 57,374 sf lot (1.32 acres) for a FAR of 8.31:1.

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 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 type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<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 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 type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date August 22, 2024 Ending Date October 7, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>CAJA Environmental Services, LLC</u>	Applicant: <u>Walter N. Marks, Inc.</u>
Address: <u>9410 Topanga Canyon Blvd, Suite 101</u>	Address: <u>8758 Venice Blvd, Suite 100</u>
City/State/Zip: <u>Chatsworth, CA 91311</u>	City/State/Zip: <u>Los Angeles, CA 90034</u>
Contact: <u>Stacie Henderson</u>	Phone: <u>310-204-1865</u>
Phone: <u>310-469-6703</u>	

Signature of Lead Agency Representative:  Date: 8-22-24

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