

DEPARTMENT OF  
**CITY PLANNING**  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401  
CITY PLANNING COMMISSION

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INFORMATION  
[www.planning.lacity.org](http://www.planning.lacity.org)

April 19, 2012

**NOTICE OF COMPLETION AND AVAILABILITY OF  
DRAFT ENVIRONMENTAL IMPACT REPORT NO.  
ENV-2007-5887-EIR,  
EIR-12-010-PL  
STATE CLEARINGHOUSE NO. 2008041049**

**To: Owners of Property and Occupants and Other Interested Parties**

**Project Name: Bixel and Lucas Project**

**SITE LOCATION: 1102-1136 W. 6th Street, 632-636 S. Lucas Avenue, 611-629 S. Bixel Street, Los Angeles, CA 90026**

**PROJECT DESCRIPTION:** The Project site is a 4.1-acre property with a vacant eight-story potentially historic former medical office building, warehouse, vacant auditorium, vacant gas station and associated service bays/carport, and a surface parking lot. The total square footage of the existing on-site buildings is approximately 94,250 square feet. The Project site is located on 6th Street between Lucas Avenue and S. Bixel Street. The Project proposes the redevelopment of the site with 648 dwelling units (with a minimum of 5 percent of the units designated as Very Low Income units, and up to 39,996 square feet of commercial retail space in a unified development comprising: (1) the existing eight-story Medical Office Building located at the corner of 6th Street and Lucas Avenue, which will be converted to 42 joint living & work quarter units per the City's Adaptive Reuse Ordinance and rehabilitated in accordance with the Secretary of Interior's Standards for the Rehabilitation of Historic Buildings; and (2) a new mixed-use building up to ten stories tall around a landscaped Project-oriented courtyard on the podium level. Parking will be provided within a parking garage consisting of up to three levels above ground and/or three subterranean levels.

**Requested Entitlements:** Approvals required for the Project may include, but are not limited to: 1) A 20 percent density bonus, pursuant to Los Angeles Municipal Code Section 12.22.A.25, to provide 648 dwelling units, in lieu of the maximum permitted 658 units, based on its set aside of 5 percent very low income units, with a reduced parking option as allowed by Section 12.22.A.25(d), and one incentive permitting a 20 percent reduction in open space requirements as allowed by Section 12.22.A.25(f)6; 2) Approval of the Project as a Unified Development for Residential Density and Floor Area Averaging in accordance with Section 6.1.3 of the Central City West Specific Plan; 3) Approval designating the building at 1136 W. 6th Street as an Adaptive Reuse Project; 4) Approval to locate parking for the Medical Office Building within Phase 2 as an incentive for Adaptive Reuse of the Medical Office Building; 5) Project Permit Compliance pursuant to the Central City West Specific Plan; 6) A Specific Plan Adjustment to permit use of 50 percent of the lot area in two side yards as open space; 7) Demolition, Grading, Foundation, and Building Permits; 8) Haul Route Approval; and additional actions as determined necessary.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** Based on the analysis contained in this Draft EIR, the proposed project would result in significant and unavoidable environmental impacts with regard to air quality, construction noise, and transportation. Issues addressed in the EIR include: aesthetics, air quality, greenhouse gases, cultural resources, hazards and hazardous materials, land use, noise, fire protection, police protection, schools, libraries, parks and recreation, transportation/circulation, water supply and infrastructure, solid waste.

**DOCUMENT REVIEW AND COMMENT:** If you wish to review a copy of the Draft Environmental Impact Report (Draft EIR) or the documents referenced in the Draft EIR, you may do so by appointment between the hours of 8:00 a.m. – 4:00 p.m. at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles, CA 90012. Copies of the Draft EIR are also at the following Library Branches:

- 1) Central Library - 630 W. 5th Street, Los Angeles, CA 90071
- 2) Arroyo Seco Regional Library – 6145 N. Figueroa Street, Los Angeles, CA 90042
- 3) Echo Park Branch Library- 1410 W. Temple Street, Los Angeles, CA 90026
- 4) Pico Union Branch Library - 1030 S. Alvarado Street, Los Angeles, CA 90006

The Draft EIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/> (click on "Environmental" and then "Draft Environmental Impact Reports")]. The Draft EIR can be purchased on cd-rom for \$7.50 per copy. Please call (213) 978-1331 to purchase one.

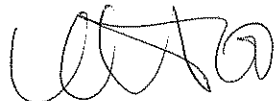
**If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing by 4:00 p.m. June 4, 2012.**

Please direct your comments to:

Case # ENV-2007-5887-EIR  
Karen Hoo  
Los Angeles Department of City Planning  
Environmental Analysis Unit  
200 North Spring Street, Room 750  
Los Angeles, CA 90012  
(213) 978-1343 (fax)  
[karen.hoo@lacity.org](mailto:karen.hoo@lacity.org) (e-mail)

If a public hearing is required for the proposed Project, a separate hearing notice will be mailed at a later date for such purpose. If you have any questions, please contact Karen Hoo at the phone number or email address above.

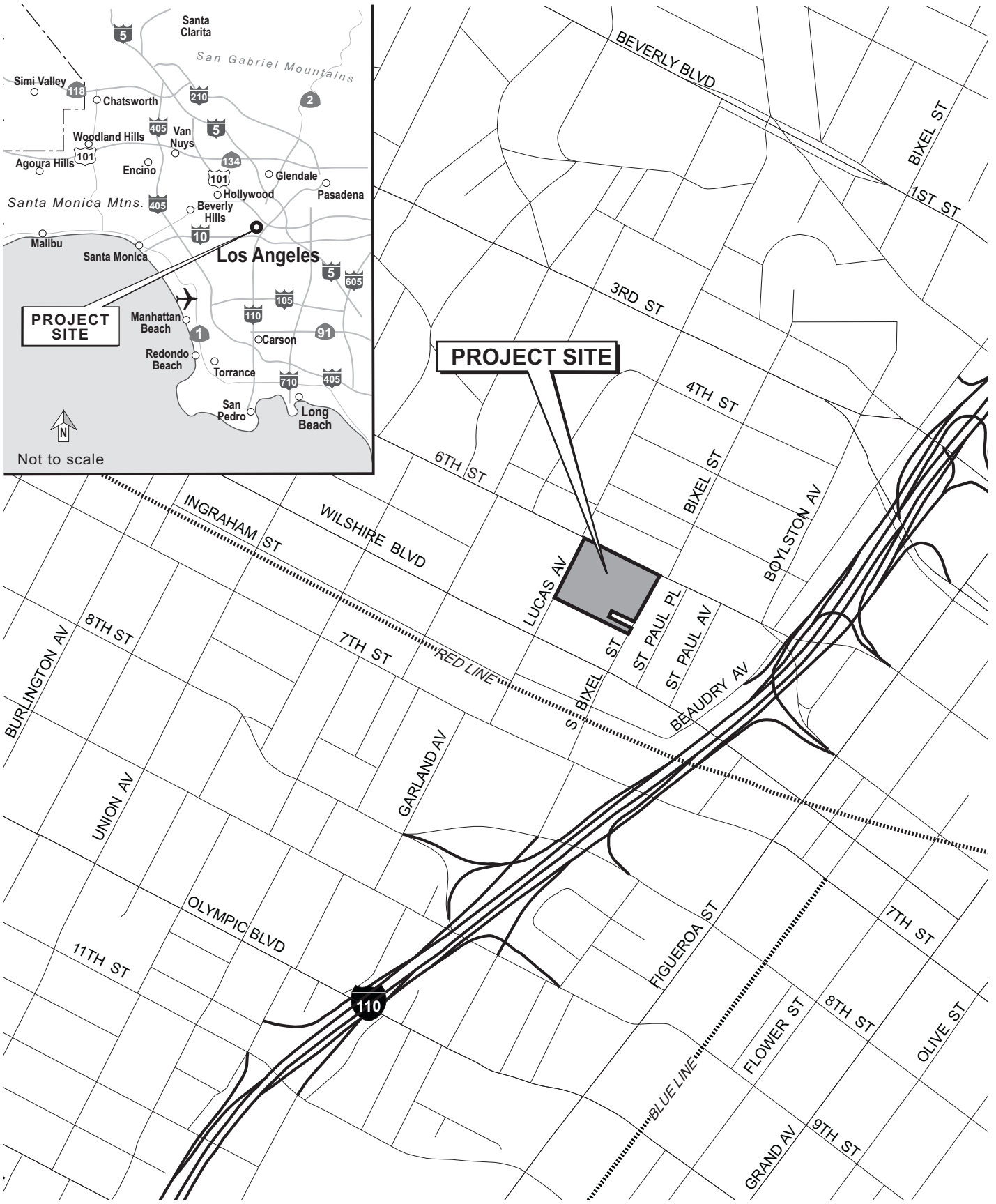
Michael J. LoGrande  
Director of Planning



Karen Hoo  
Environmental Analysis Section

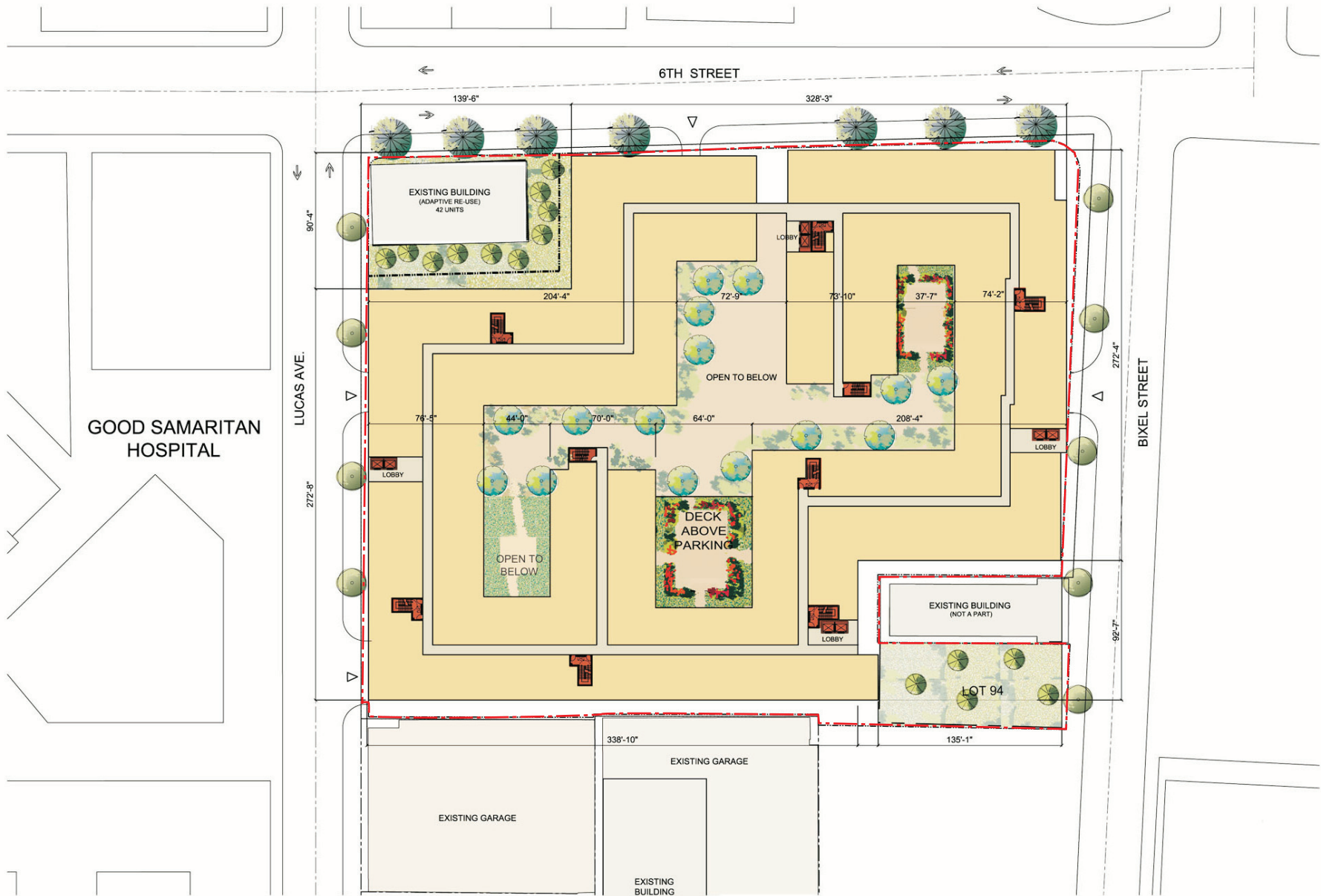
Attachments:

Regional Location and Project Vicinity Map  
Site Plan  
Ground Floor Plan  
Radius Map



### Regional Location and Project Vicinity Map

Bixel and Lucas Project  
 Source: PCR Services Corporation, 2011.



GOOD SAMARITAN HOSPITAL



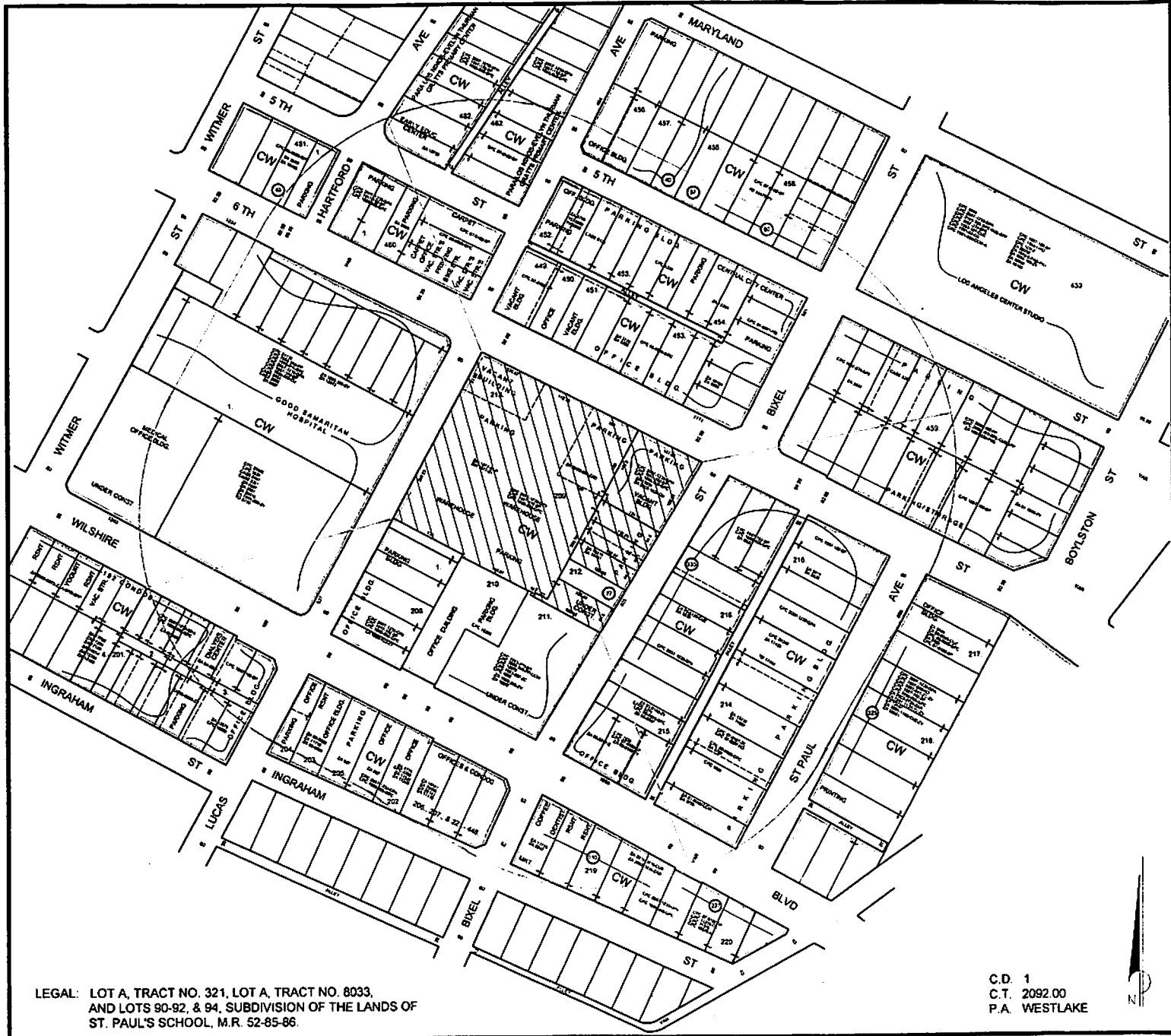
# Site Plan

Bixel and Lucas Project  
 Source: Nadel Residential Architects, LLP, 2008.



# Ground Floor Plan

Bixel and Lucas Project  
 Source: Nadel Residential Architects, LLP, 2008.



LEGAL: LOT A, TRACT NO. 321, LOT A, TRACT NO. 8033,  
AND LOTS 90-92, & 94, SUBDIVISION OF THE LANDS OF  
ST. PAUL'S SCHOOL, M.R. 52-85-86.

C.D. 1  
C.T. 2092.00  
P.A. WESTLAKE

**GC MAPPING SERVICE INC.**  
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(626)441-1080 FAX (626)441-8850  
gcmapping@radiusmaps.com

**E.I.R.**

4.09 NET AC

CASE NO.  
DATE: 04-06-2012  
SCALE: 1" = 100'  
USES: FIELD  
D.M. 132 A 207, 132 A 209,  
130.5 A 207, 130.5 A 209  
T.B. PAGE: 634 GRID: D-3, D-4