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CITY PLANNING**

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September 4, 2012

**NOTICE OF COMPLETION AND AVAILABILITY OF  
FINAL ENVIRONMENTAL IMPACT REPORT  
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

**PROJECT 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.

Other Related Case Nos.: ZA 2009-0897(ZAD), DIR 2008-3407-SPP-SPPA-DB, VTT-70752-CN

An Environmental Impact Report (EIR) has been prepared for a proposed development project as described below. An EIR is comprised of two parts, the Draft EIR and the Final EIR. On April 19, 2012, a Draft EIR was circulated for a 45-day public review and comment. The Final EIR includes comments received during the comment period, the City's response to those comments, and any corrections and additions to the Draft EIR based on the comments received.

This notice is to inform you that the Final EIR has been completed and available for viewing. If you wish to review a copy of the Final EIR or the documents referenced in the Final EIR, you may do so by appointment during our office hours of 8am to 4pm, in Room 750, City Hall, 200 N. Spring Street, Los Angeles CA 90012. Copies of the FEIR are also at the following **Library Branches**:

- 1) Central Library - 630 W. 5<sup>th</sup> 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 Final EIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/> (click on "Environmental" and then "Final Environmental Impact Reports")]. The Final EIR can be purchased on cd-rom for \$7.50 per copy. Contact Karen Hoo with the EIR Unit of the Department of City Planning at (213) 978-1331 to purchase one, make an appointment to review the EIR file or to ask general questions regarding the EIR.

A hearing on the Zoning Administrator's Determination for the Phase 1 adaptive reuse of the existing eight-story medical office building at 1102 West 6<sup>th</sup> Street into 42 Joint Live and Work Quarters units has been scheduled for Tuesday, September 18, 2012 at 10:30 a.m. at Los Angeles City Hall, Room 1020. Please see the case file, ZA 2009-0897, for a complete description of the requested action. The file is available for public inspection between the hours of 8 a.m. to 4 p.m., Monday through Friday. Please call (213) 978-1318 several days in advance to assure that the files will be available. For further information on this hearing, you may contact Daniel Skolnick at (213) 978-1395.