

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 (Heavy rail)

Schools: _____

Hancock Park ES, John Burroughs MS,
LA HS**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: Final EIR _____ ☐ 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: Density Bonus, Community Design Overlay, Haul Route

Development Type:

☒ Residential: Units 348 Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☒ Commercial: Sq.ft. 12,821 Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ 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: _____

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".

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

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

Starting Date _____ Ending Date _____

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: Jason McCrea

Digitally signed by Jason McCrea
Date: 2026.08.04 10:25:28 -0700

Date: 8-4-26

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