

Notice of Public Hearing

& Availability of Final Environmental Impact Report

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր



Thursday, August 27, 2026

11:00 a.m.

The meeting's agenda will be provided no later than 72 hours before the meeting at **planning4la.org/hearings**. Please note that virtual meeting instructions will be provided on the meeting agenda.

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: (213) 338-8477 or (669) 900-9128

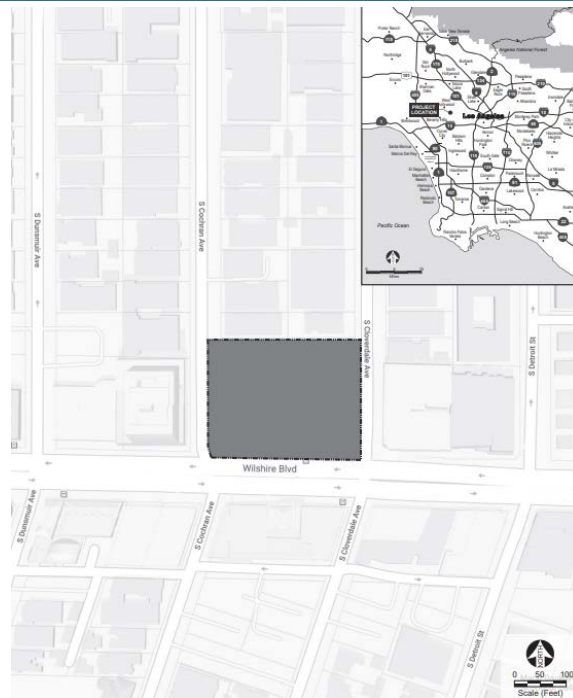
When prompted, enter the Meeting ID: 864 3303 1117 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:

<https://planning-lacity-org.zoom.us/j/86433031117>

Enter Meeting ID: 864 3303 1117 and Passcode: 441449

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.



Project Address

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

5411 Wilshire Boulevard (5401-5425 Wilshire Boulevard, 664-670 Cochran Avenue, and 665-671 Cloverdale Avenue), Los Angeles, CA 90036

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The Project involves the construction of a 42-story, mixed-use tower, comprised of 348 dwelling units, including 28 units set aside for Extremely Low-Income households and one unit set aside for a Very Low-Income household, and 13,690 square feet of ground floor commercial uses (12,821 square feet of interior uses and 869 square feet of outdoor patio), over three levels of subterranean parking.

Proposed Project CONTINUED

Proyecto Propuesto • 프로젝트 제안 • 擬議項目 • Iminungkahing Proyekto • Առաջարկվող ծրագիր

The project would demolish the 22,708 square-foot building located at 5407-5425 Wilshire Boulevard (“Staples”) and the 15,262 square-foot building located at 5401-5405 Wilshire Boulevard and 671-675 Cloverdale Avenue (“Sontag”), (a designated contributor to the State Register listed Miracle Mile Historic District), except for the eastern and southern building façades which would be preserved in place, rehabilitated, and incorporated into the Project. The Project proposes the merger and re-subdivision of six (6) lots into one (1) ground lot and 10 airspace lots. The Project would result in a total floor area of 476,777 square feet on a 1.32-acre lot. The Project proposes to export 152,032 cubic yards of soil.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Deputy Advisory Agency shall consider:

ENV-2019-3937-EIR

1. Pursuant to Sections 21155.2, 21082.1(c), and 21081.6 of the Public Resources Code (PRC), the information contained in the Environmental Impact Report (EIR) prepared for this project, which includes the Draft EIR, ENV-2019-3937 (SCH No. 2023080791), dated August 2024, and the Final EIR, dated June 2026 (Mirabel Transit Priority Project EIR), as well as the whole administrative record; and

VTT-82716-CN

2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03, 17.06, and 17.15 of Chapter 1, a Vesting Tentative Tract Map for the merger and re-subdivision of the site to create one ground lot and 10 airspace lots, for residential and commercial condominium purposes; and a Haul Route for the export of 152,032 cubic yards of soil.

The Hearing Officer will take public testimony on behalf of the City Planning Commission regarding:

ENV-2019-3937-EIR

1. Pursuant to Sections 21155.2, 21082.1(c), and 21081.6 of the PRC, the information contained in the Environmental Impact Report (EIR) prepared for this project, which includes the Draft EIR, ENV-2019-3937 (SCH No. 2023080791), dated August 2024, and the Final EIR, dated June 2026 (Mirabel Transit Priority Project EIR), as well as the whole administrative record; and

Actions Requested CONTINUED

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

CPC-2020-3143-DB-MCUP-CDO-SPR-HCA

2. Pursuant to LAMC Chapter 1 Section 12.22 A.25 and Government Code Section 65915, a Density Bonus Compliance Review for a Housing Development Project of 348 dwelling units, reserving 10 percent (a total of 29 units) of its base density for 28 Extremely Low Income Restricted Affordable Units and one (1) Very Low Income Restricted Affordable Unit, for a period of 55 years, with the following incentives:
 - a. An on-menu incentive to average the floor area, density, open space, parking and vehicular access across the [Q]C4-2-CDO and [Q]C2-1-CDO Zones;
 - b. An off-menu incentive to permit a 63 percent increase in floor area, up to a 8.3:1 Floor Area Ratio (FAR) (476,777 square feet of floor area), in lieu of the otherwise permitted 6:1 FAR and 1.5:1 FAR in accordance with the [Q]C4-2-CDO and [Q]C2-1-CDO Zones, respectively (293,313 square feet of floor area); and the 6:1 FAR permitted across the Project Site in accordance with Footnote 6 of the Wilshire Community Plan General Plan Land Use Map;
3. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the sale and dispensing of a full-line of alcoholic beverages for on-site and off-site consumption at up to five establishments;
4. Pursuant to LAMC Section 13.08 E, a Community Design Overlay (CDO) Plan Approval for a new mixed-use development and associated on-site signage within the Miracle Mile CDO; and
5. Pursuant to LAMC Section 16.05, Site Plan Review for a development project which creates, or results in, an increase of 50 or more dwelling units.



Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

Notice of Availability of Final EIR

Aviso de Disponibilidad • 가용성 통지 • 文件可被瀏覽通告!

Abiso ng Pagkakaroon • Առկայության մասին ծանուցագիր

An Environmental Impact Report (EIR) has been prepared for this Project and is composed of two parts: the Draft EIR (DEIR) and Final EIR (FEIR). A DEIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 47-day public review period from August 22, 2024 to October 7, 2024. The Final EIR will be released no later than August 3, 2026, and includes a response to comments and text revisions to the DEIR based on input received. Unlike the DEIR, comments on the FEIR are not required to be responded to by the City. If written comments are received, they will be provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

VTT-82716-CN
CPC-2020-3143-DB-MCUP-CDO-SPR-HCA

Related Case Number(s):

N/A

Zone:

[Q]C4-2-CDO, [Q]C2-1-CDO

Land Use Designation:

Regional Commercial

Council District:

5 - Yaroslavsky

Applicant:

Wally Marks, Walter N. Marks, Inc.

Representative:

Jamie Poster, Craig Lawson & Co., LLC

Environmental Case Number(s):

ENV-2019-3937-EIR

Overlay(s):

Miracle Mile Community Design Overlay (CDO)

Community Plan Area:

Wilshire

Assigned Staff Contact Information:

For the VTT Case: Filomena Fuchs
Filomena.Fuchs@lacity.org, (213) 978-1415

For the CPC Case: Ryan Ly
Ryan.Ly@lacity.org, (213) 978-1478

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review -

The Final EIR will be available for public review on August 3, 2026 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 9AM-4PM. Please contact Jason McCrea at Jason.McCrea@lacity.org to schedule an appointment.

USB copies will also be available at the following library branches: 1) Los Angeles Central Library, 630 W Fifth St, 90071; 2) Fairfax Branch Library, 161 S Gardner St, 90036; and 3) Memorial Branch Library, 4625 W Olympic Blvd, 90019.

Finally, the Final EIR will be available on the Department of City Planning's website at: <https://planning.lacity.gov/project-review/environmental-review/published-documents>. Type the Project Name in the search box located in the upper right-hand corner, and click on the Final EIR icon

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.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation 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.