



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

April 16, 2026

Puede obtener información en Español acerca de este documento llamando al (213) 847-3686.

ENVIRONMENTAL CASE NO.:	ENV-2024-6372-EIR
STATE CLEARINGHOUSE NO.:	2025040334
PROJECT NAME:	3822 South Figueroa Project
PROJECT APPLICANT:	Red Penguins QOZB, LLC
PROJECT ADDRESS:	3822-3828 South Figueroa Street, 3801-3833 ½ South Flower Drive, and 468-470 West 38th Street, Los Angeles, California 90037
COMMUNITY PLAN AREA:	South Los Angeles
COUNCIL DISTRICT:	9 – Curren D. Price, Jr.
PUBLIC COMMENT PERIOD:	April 16, 2026 – June 1, 2026

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the proposed 3822 South Figueroa Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION: The Project proposes a new seven-story, mixed-use building comprised of 209 dwelling units (including 16 units for Low-Income households, 22 units for Very Low-Income households, and four units for Extremely Low-Income households); and 2,705 square feet of ground level retail and restaurant uses. The Project would have a maximum building height of 86 feet, and a total floor area of 252,148 square feet on a 62,988 square-foot (1.4-acre) site. The Project involves the demolition of eight multi-family residential buildings (seven of which are within the Flower Drive Historic District), and the removal of surface parking areas.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analyses provided in the Draft EIR, the Project would result in significant and unavoidable impacts with respect to historic resources. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS: The Draft EIR and the documents referenced in the Draft EIR are available for public review 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, 9:00 A.M.– 4:00 P.M. Please contact the Staff Planner listed below to schedule an appointment.

The Draft EIR is available online at the Department of City Planning’s website at <https://planning.lacity.gov/development-services/eir> and digital copies are also available at the following library branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Exposition Park - Dr. Mary McLeod Bethune Regional Branch Library, 3900 South Western Avenue, Los Angeles, CA 90062
- 3) Junipero Serra Branch Library, 4607 South Main Street, Los Angeles, CA 90037

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above and submit them in writing by **June 1, 2026, no later than 4:00 P.M.**

Please direct your comments to:

Mail: Tamar Gharibian
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

E-mail: Tamar.Gharibian@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Tamar Gharibian
Major Projects Section
Department of City Planning
(213) 978-1797