



May 25, 2026

File No.: 590.18144.18642

City of Los Angeles  
221 North Figueroa Street Suite 1350  
Los Angeles, CA 90012

Attention: Ms. Tamar Gharibian  
Re: SCH #2025040334

Dear Ms. Gharibian,

The California Highway Patrol (CHP), Central Los Angeles Area received the "Notice of Completion and Environmental Document Transmittal," of the Mitigated Negative Declaration for the proposed 3822 South Figueroa Project for the State Clearinghouse (SCH) number 2025040334. The CHP's interest in commenting surrounds our concern for public safety, specifically the traffic in the Central Los Angeles Area.

The Department's concerns with the potential impact of this project include the following: increased vehicular and pedestrian traffic congestion, additional enforcement demands, and increased incidents requiring emergency response during construction. Commercial truck trailer combination vehicle traffic on local freeways will increase as materials and products are transported to and from the worksite.

This project could have a negative impact on our operations due to the increased traffic congestion, which would necessitate the need for additional traffic control measures to mitigate the potential increase in traffic crashes and emergency incidents. We are hopeful work project operators will diligently establish, monitor, and enforce work project rules related to vehicle safety as CHP personnel work to ensure compliance with the provisions of California Vehicle Code.



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If you have any questions regarding these concerns, please contact Lieutenant J. Staab at (213) 815-2000.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Geller', with a stylized flourish extending to the right.

M. GELLER, Captain  
Commander  
Central Los Angeles Area



**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

<b>SCH # 2025040334</b>
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**Project Title:** 3822 South Figueroa Project

Lead Agency: City of Los Angeles

Contact Person: Tamar Gharibian

Mailing Address: 221 North Figueroa Street, Suite 1350

Phone: 213 978 1797

City: Los Angeles

Zip: 90012

County: Los Angeles

**Project Location:** County: Los Angeles

City/Nearest Community: Los Angeles

Cross Streets: Figueroa St. and 39th St., Figueroa St. and 38th St. and 38th St. and Flower Dr.

Zip Code: 90037

Longitude/Latitude (degrees, minutes and seconds): 118 ° 16 ' 54.79" N / 34 ° 0 ' 55.20" W Total Acres: 1.4

Assessor's Parcel No.: 5037-031-001 to -007, -015, -016

Section: 7

Twp.: 2S

Range: 13W

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: SR-110, I-10

Waterways: N/A

Airports: N/A

Railways: Amtrak, Metrolink/Metro

Schools: Alexander Science School, Clinton Middle School, USG

**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: \_\_\_\_\_

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

**Development Type:**

Residential: Units 209 Acres \_\_\_\_\_

Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

\_\_\_\_\_

Transportation: Type \_\_\_\_\_

Commercial: Sq.ft. 2705 Acres \_\_\_\_\_ Employees \_\_\_\_\_

\_\_\_\_\_

Mining: Mineral \_\_\_\_\_

Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

\_\_\_\_\_

Power: Type \_\_\_\_\_ MW \_\_\_\_\_

Educational: \_\_\_\_\_

Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_

Recreational: \_\_\_\_\_

Hazardous Waste: Type \_\_\_\_\_

Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

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: GHG, Tribal

**Present Land Use/Zoning/General Plan Designation:**

**Residential and parking / RD1.5-1 and C2-1L / Community Commercial**

Project Description: *(please use a separate page if necessary)*

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.

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
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # 7
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # \_\_\_\_\_
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # 4
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_

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

Starting Date April 16, 2026 Ending Date June 1, 2026

**Lead Agency (Complete if applicable):**

Consulting Firm: Kimley-Horn and Associates, Inc.  
 Address: 660 South Figueroa Street, Suite #2100  
 City/State/Zip: Los Angeles, CA 90017  
 Contact: Jessie Barkley  
 Phone: 213-793-5445

Applicant: Red Penguins QOZB, LLC  
 Address: 6789 Quail Hill Parkway, Unit 225  
 City/State/Zip: Irvine, CA 92603  
 Phone: 310-595-3208

Signature of Lead Agency Representative:  Date: April 16, 2026

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