

LA COUNTY  
PLANNING

# West LA Commons

## EIR PUBLIC SCOPING MEETING

Tuesday, June 14, 2022

Project No. PRJ2022-000303

Environmental Plan No. RPPL2022000742



# Background

- County of Los Angeles is the lead agency.
- City of Los Angeles is the responsible agency.
- West LA Commons Project is a joint public and private development between the County of Los Angeles, the City of Los Angeles, and West LA Commons LLC, a joint venture between developers AvalonBay Communities and Abode Communities.

# Purpose of this Scoping Meeting

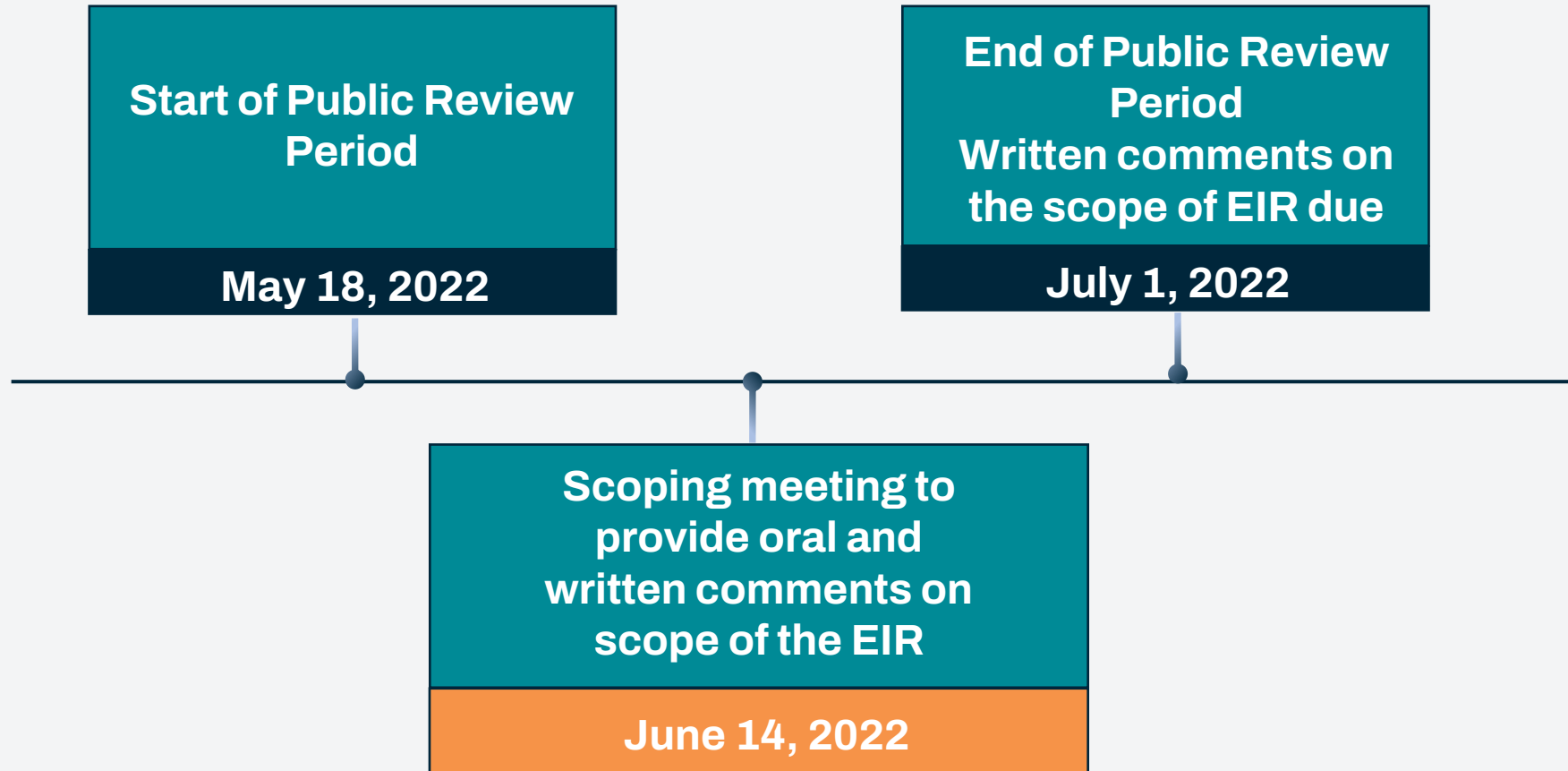
- Provide overview of the environmental review process
- Provide overview of the proposed project
- Take public comments on environmental issues that should be addressed in the Draft Environmental Impact Report (EIR)
- Provide direction on how to submit public comment

# What does CEQA mean?

The **C**alifornia **E**nvironmental **Q**uality **A**ct, or commonly known as **CEQA**, is a state law that requires government agencies to analyze the environmental effects of a project before making a decision regarding a project.



# Notice of Preparation of Draft EIR

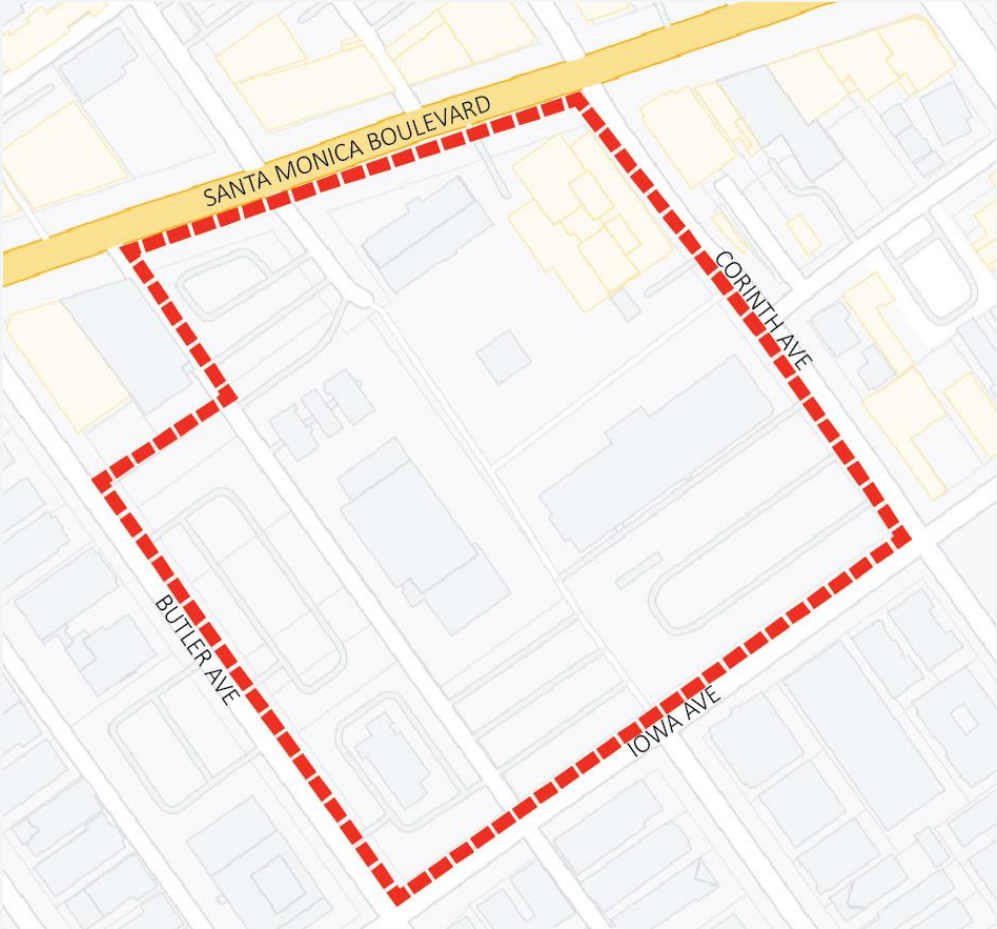


Initial Study available at: <https://planning.lacounty.gov/case/view/prj2022-000303>

# Project Description



# Project Location





# Existing Conditions







**Existing Conditions**





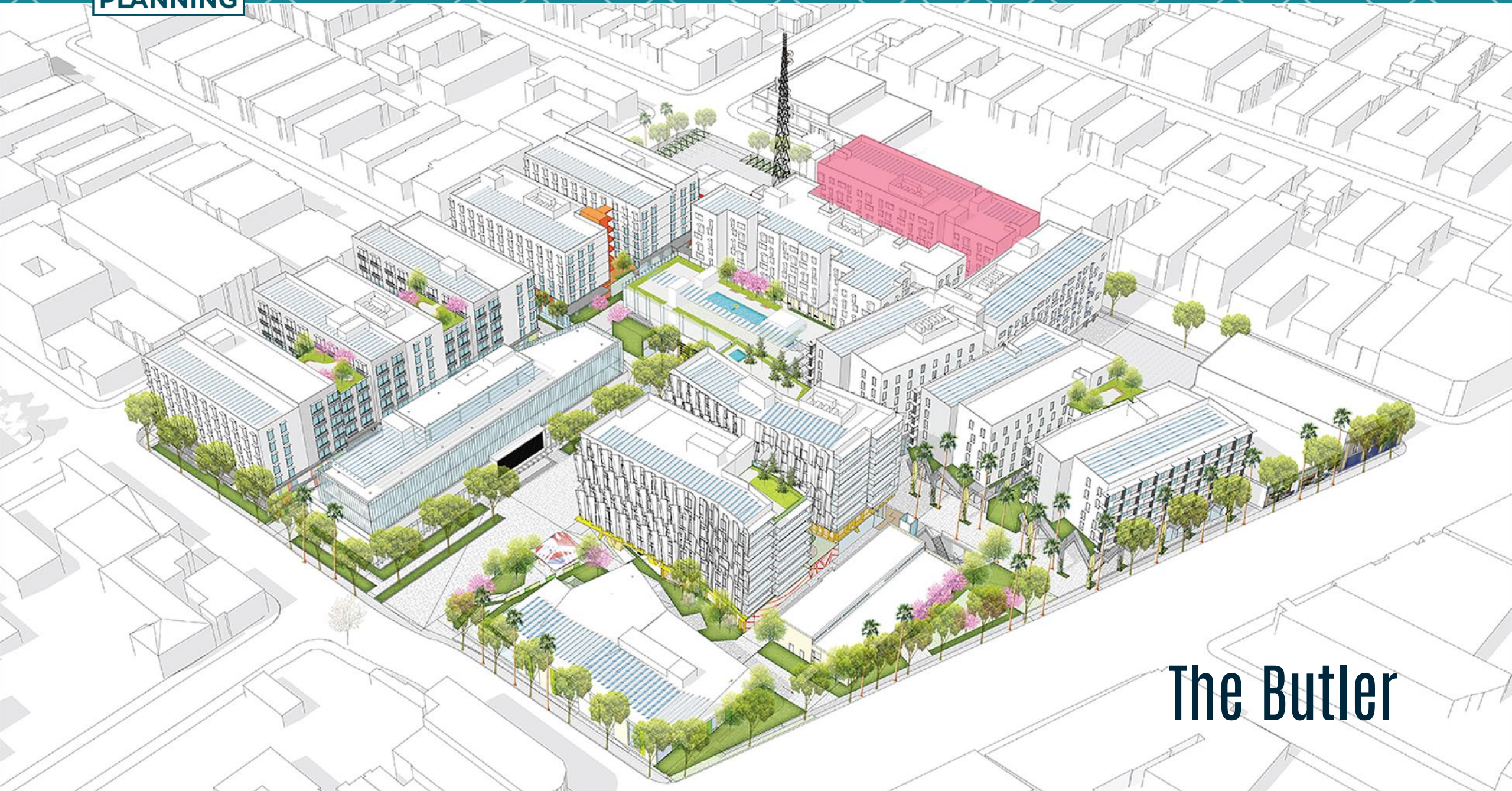
Site Plan





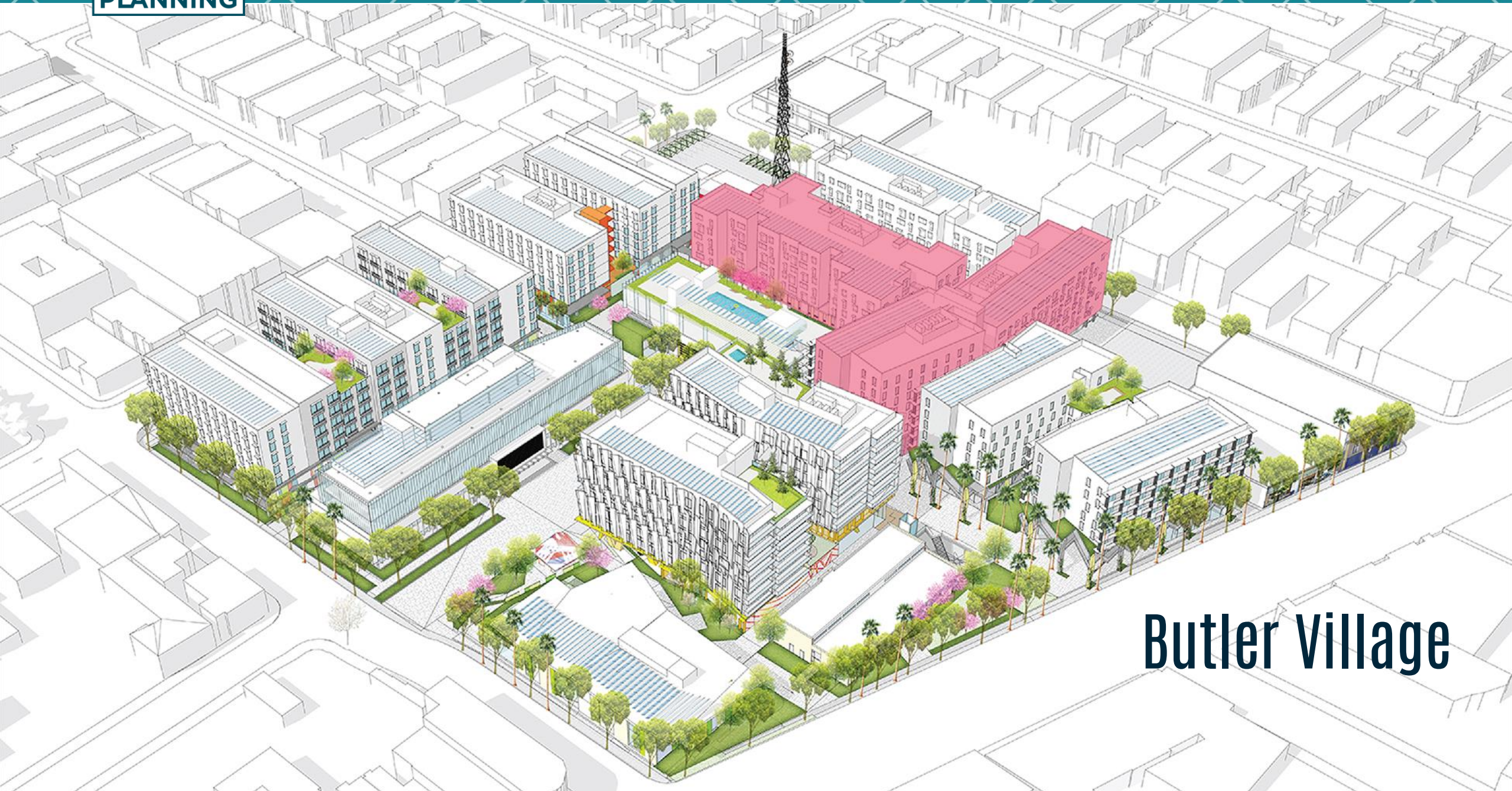
The Boulevard





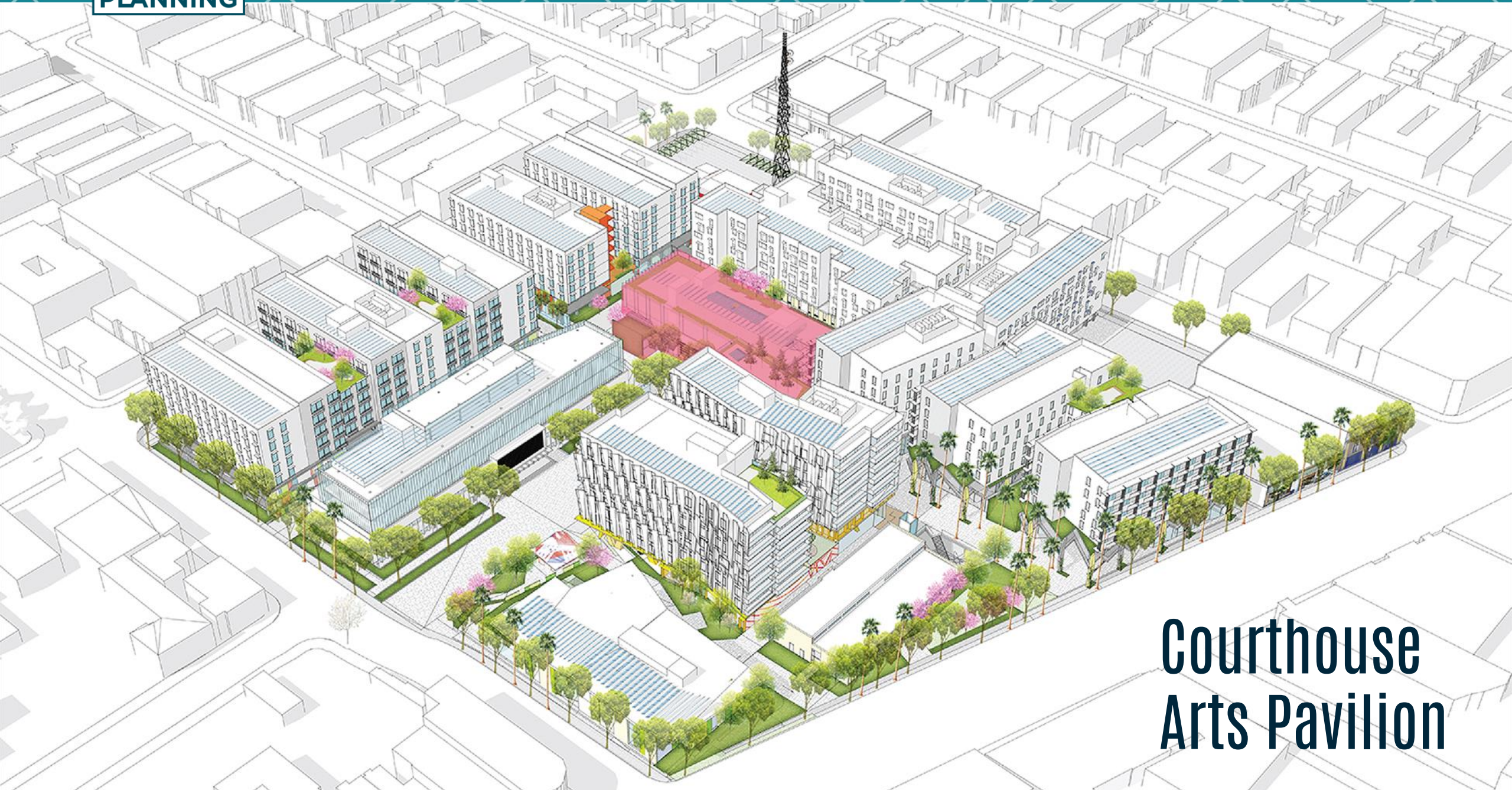
The Butler





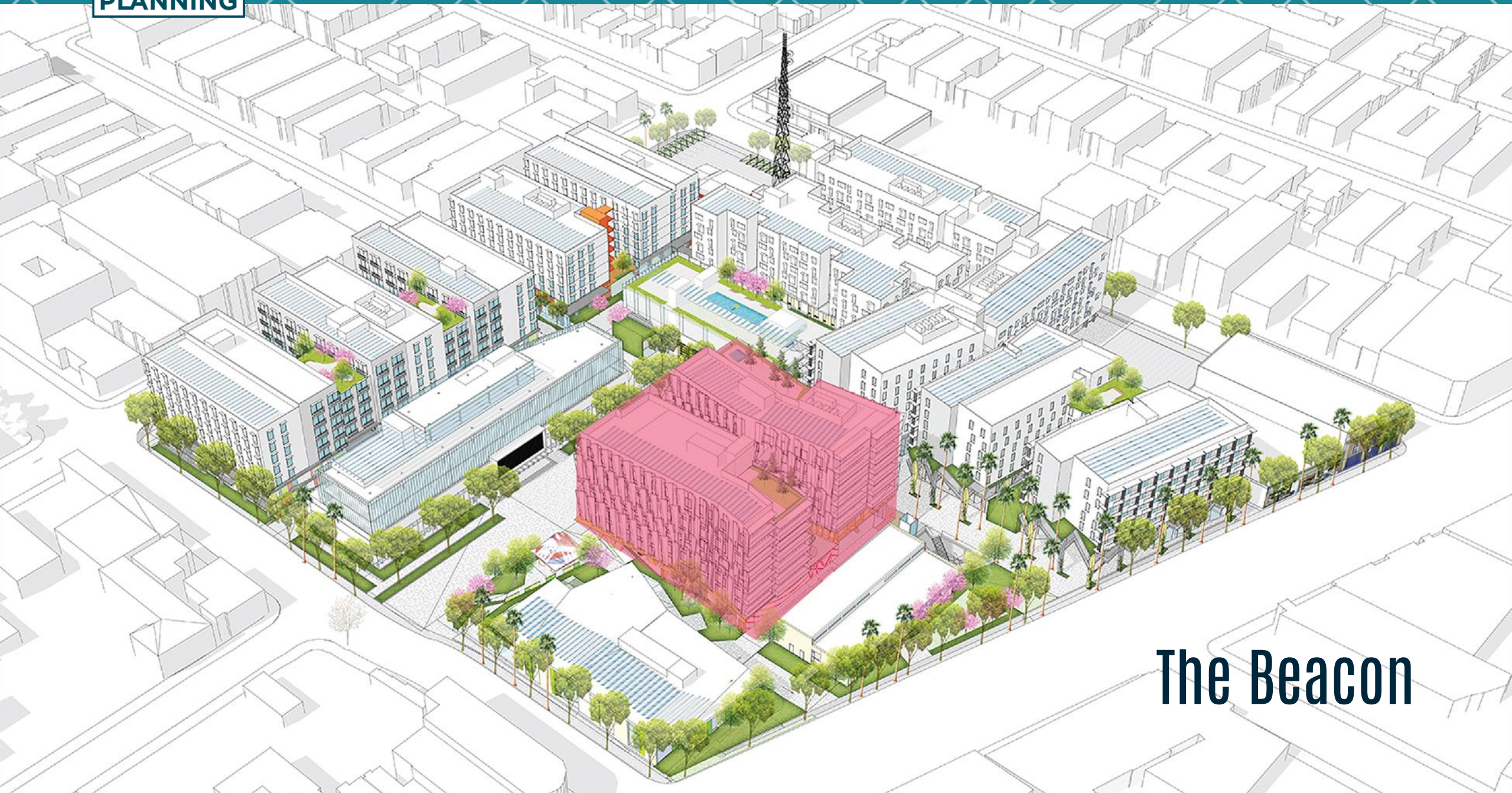
Butler Village





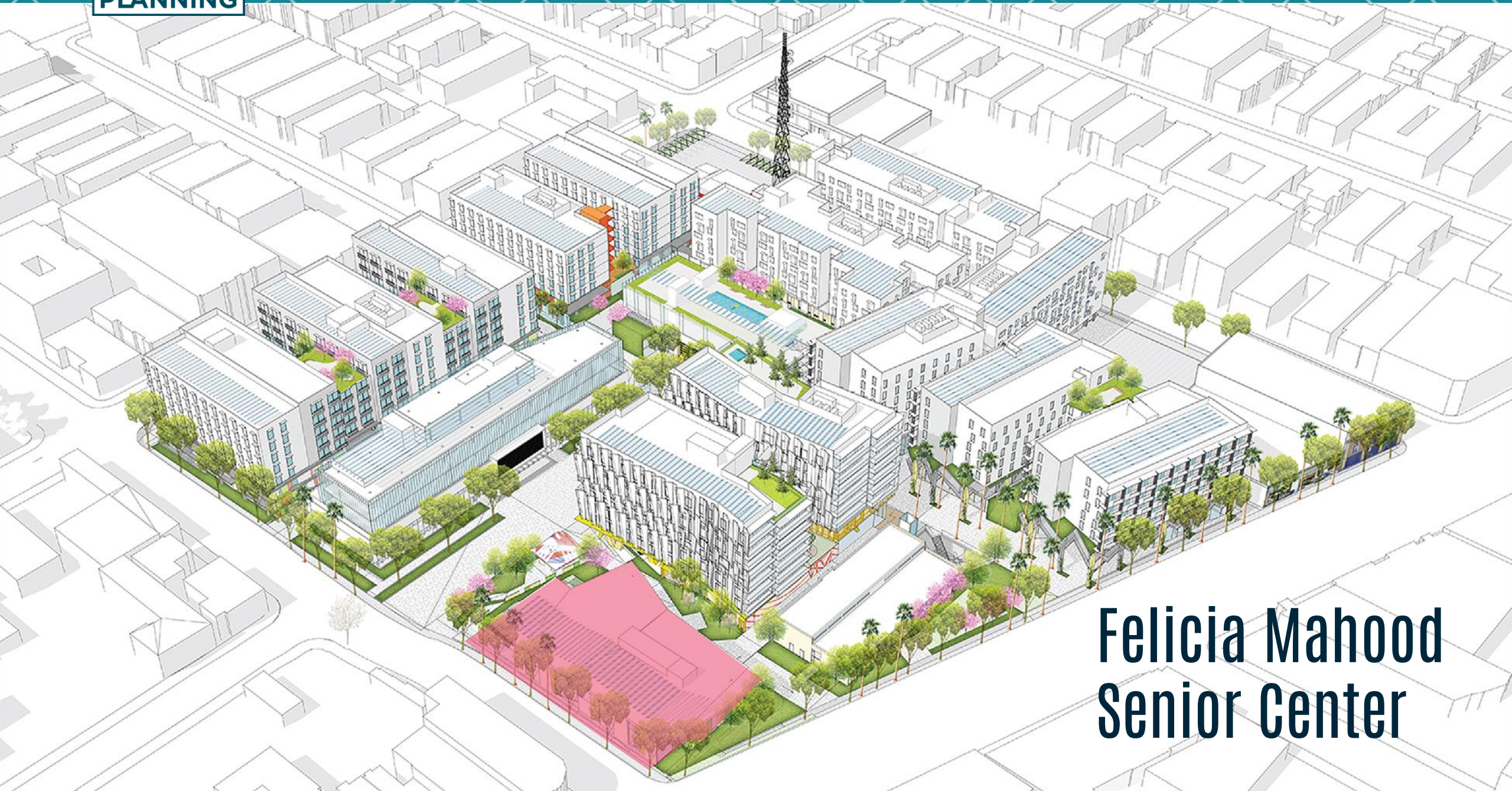
# Courthouse Arts Pavilion





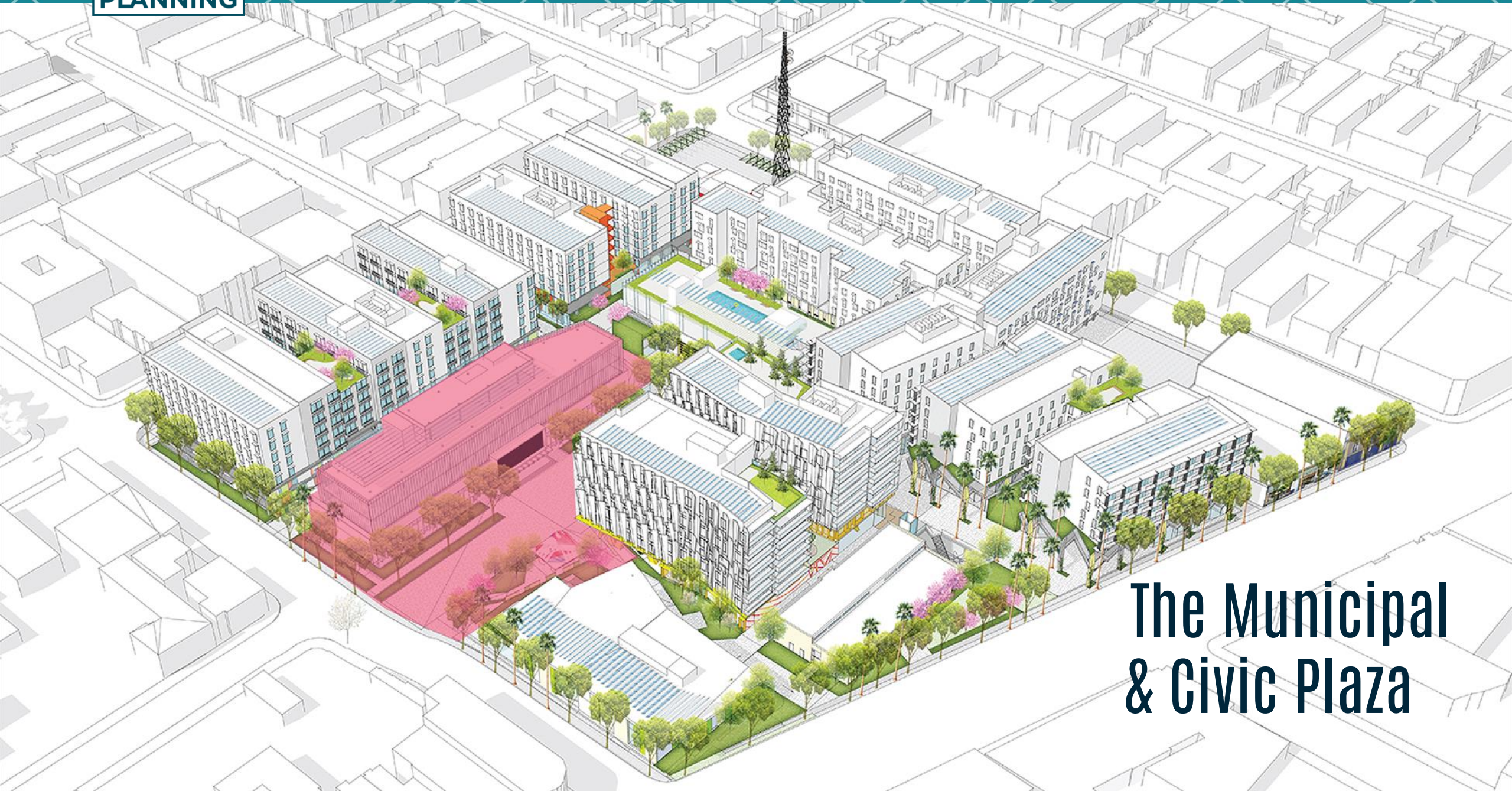
The Beacon





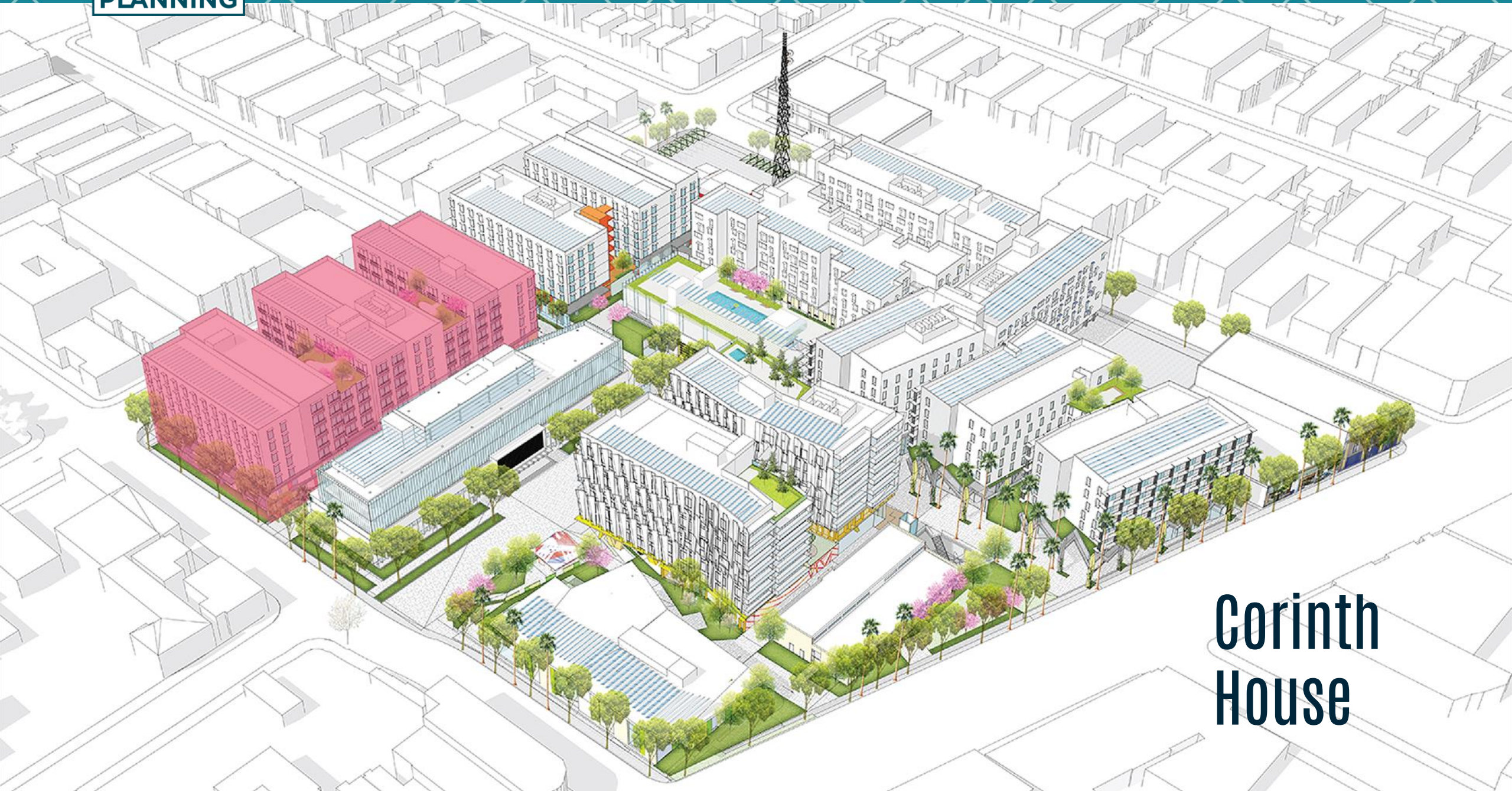
**Felicia Mahood  
Senior Center**





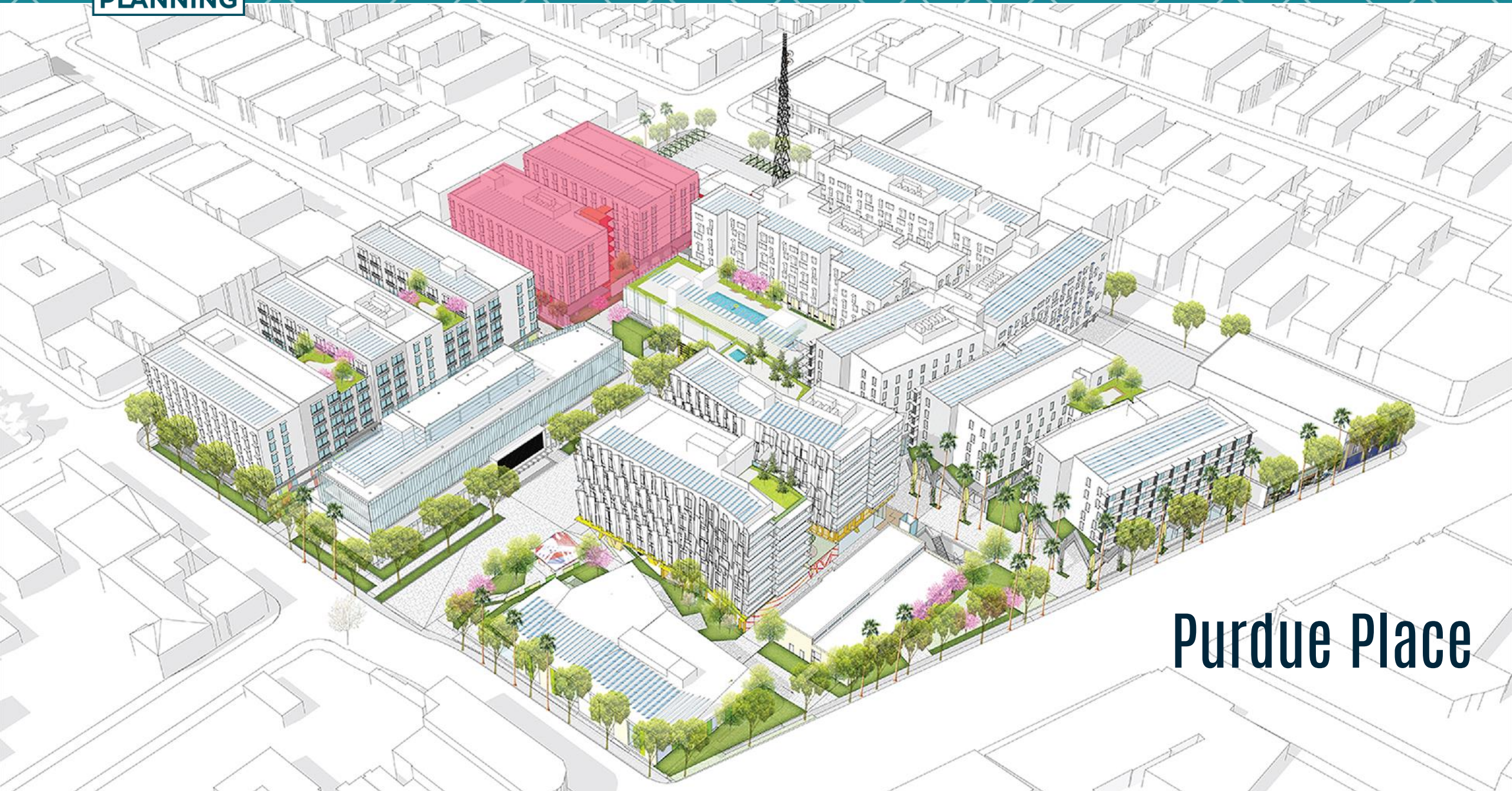
# The Municipal & Civic Plaza





Corinth  
House





Purdue Place





Open Space





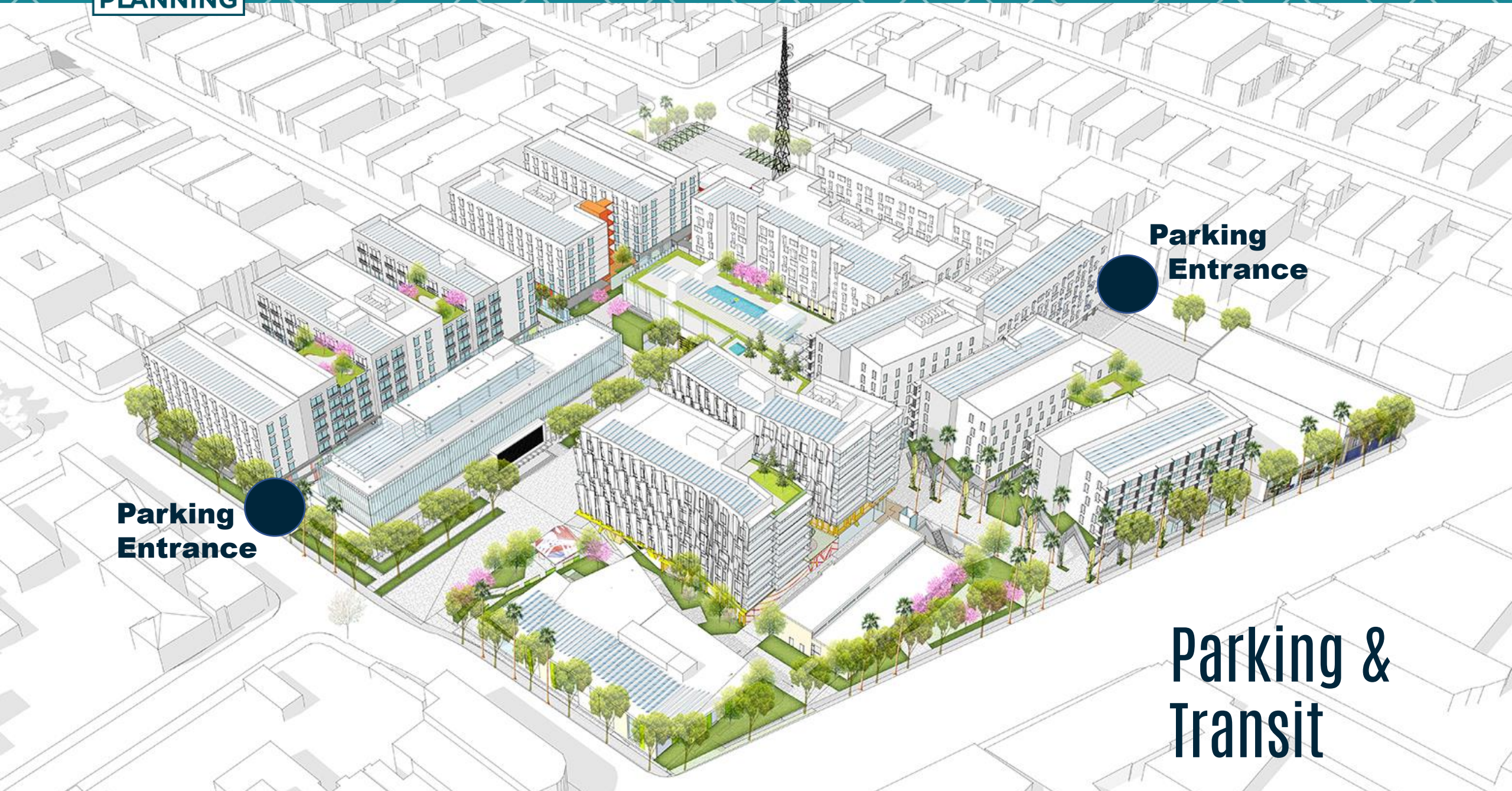












**Parking  
Entrance**

**Parking  
Entrance**

**Parking &  
Transit**



# Environmental Sustainability

- Minimum LEED Gold
- Building Features
- Sustainable Construction Protocols
- High Water and Energy Efficiency
- Close Proximity to Public Transit Options





# Required Agreements (County)

- Option Agreements
- Ground Leases
- Reciprocal Easement Agreements
- Other Discretionary and Ministerial Permits & Approvals

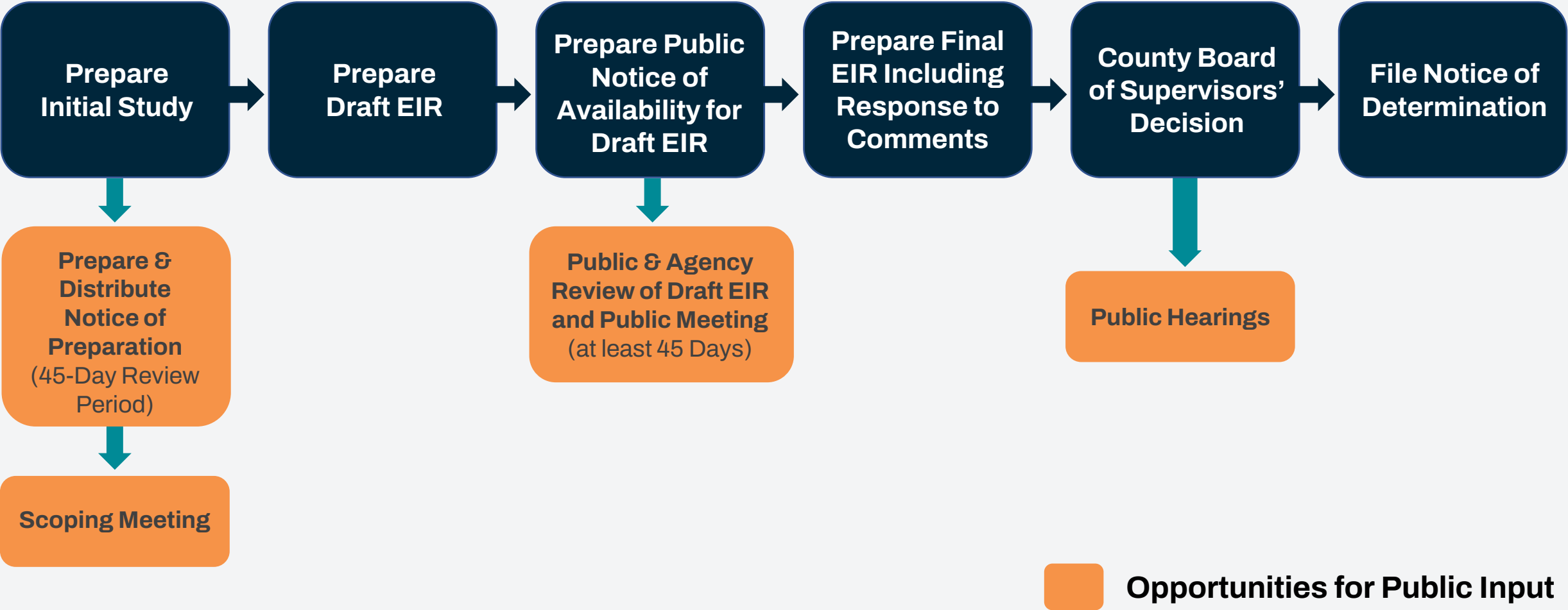


# Discretionary Actions & Required Agreements (City)

- Density Bonus Compliance Review
- Vesting Conditional Use Permit
- Site Plan Review
- Main Conditional Use Permit
- Vesting Tentative Tract Map
- Street Vacation
- Disposition and Development Agreements
- Ground Leases
- Reciprocal Easement Agreements



# Next Steps & CEQA Milestones





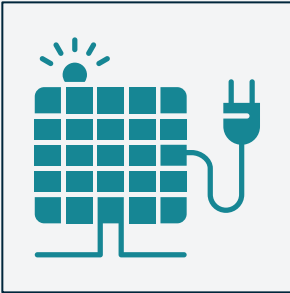
# Potential Environmental Impacts



Air Quality



Cultural Resources



Energy



Geology & Soils



Greenhouse Gas Emissions



Hazards & Hazardous Materials



Hydrology & Water Quality



Land Use & Planning



Noise



Population & Housing



Public Services



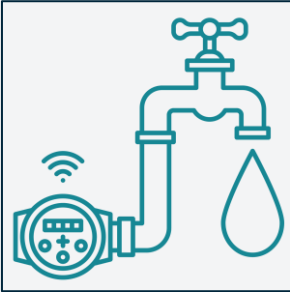
Recreation



Transportation



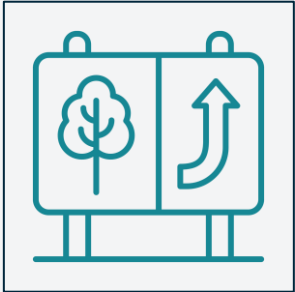
Tribal Cultural Resources



Utilities and Service Systems



# Impacts Found Not to Be Significant



Aesthetics



Agricultural/  
Forestry  
Resources



Air Quality



Biological  
Resources



Geology &  
Soils



Hazards &  
Hazardous  
Materials



Hydrology &  
Water  
Quality



Land Use &  
Planning



Mineral  
Resources



Population  
& Housing



Wildfire



# Additional EIR Sections

- Alternatives
- Significant Cumulative Impacts
- Economic and Population Growth



# How to Submit Written Public Comments

All comments must be **submitted in writing** and **received or postmarked by July 1, 2022** to be considered record.

## **Email (*Preferred*):**

Ms. Jolee Hui

[jhui@planning.lacounty.gov](mailto:jhui@planning.lacounty.gov)

## **Mailing Address:**

Ms. Jolee Hui

County of Los Angeles

Department of Regional Planning

320 W. Temple Street, 13<sup>th</sup> Floor

Los Angeles, CA 90012



# Thank you. AND REMEMBER...

Public comments are accepted through **Friday, July 1, 2022**

Regional Planning's case webpage: <https://planning.lacounty.gov/case/view/prj2022-000303>