

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 # 2016061033

Project Title: Venice Place Project

Lead Agency: City of Los Angeles, Department of City Planning Contact Person: Adam Villani
Mailing Address: 221 N. Figueroa Street, Suite 1350 Phone: 213-847-3688
City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles
Cross Streets: Abbot Kinney Boulevard and Electric Avenue Zip Code: 90291
Longitude/Latitude (degrees, minutes and seconds): 33 ° 59 ' 31 " N / 118 ° 28 ' 17 " W Total Acres: 1.076
Assessor's Parcel No.: 4239-021-017, -18, -23 to -27, -29 Section: 17 Twp.: 2S Range: 15W Base: Venice
Within 2 Miles: State Hwy #: 1 (Lincoln), 187 (Venice) Waterways: Venice Canal
Airports: Santa Monica Railways: Metro Expo Line Schools: Westminster

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

Governor's Office of Planning & Research

JUL 03 2019

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezoning [ ] 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: PPC, Mello Act

STATE CLEARINGHOUSE

Development Type:

[x] Residential: Units 4 Acres
[x] Office: Sq.ft. 3,371 Acres Employees
[x] Commercial: Sq.ft. 13,555 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
[x] Other: Hotel with 78 rooms

Project Issues Discussed in Document:

[x] Aesthetic/Visual [ ] Fiscal [x] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[x] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[ ] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Restaurants, Commercial (Private School), Office, Parking / C2-1-CA / Community Commercial

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

The Project Site consists of multiple lots totaling 46,877 square feet (1.076 acres). The Project Site contains 11,672 square feet of existing on-site development and a 60-space surface parking lot. The Applicant proposes to demolish a portion of the existing uses and the final development at the Project Site would be a 70,310 square-foot mixed use development, including 58,638 net new square feet of development, and 13,389 square feet of open space (10,426 square feet of net new open space). The Project would consist of a three-story building with a maximum height of 30 feet, a floor area ratio of 1.5:1, 175 parking spaces in a three level underground garage and 56 bicycle spaces.

State Clearinghouse Contact: (916) 445-0613

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 5
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
Reg. WQCB # 6
Toxic Sub Ctrl-CTC

Yth/Adlt Corrections

Corrections

Independent Comm

- Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

CalSTA

- X Aeronautics
X CHP
X Caltrans# 7
Trans Planning

Other

- Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2016061033

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 7 / 6)

Note: Final EIR

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District #7                | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB #4                         |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input checked="" type="checkbox"/> Coastal Commission                  | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region #5               | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                |  |
| <input type="checkbox"/> Health Services, Department of                 | Other: _____   |
| <input type="checkbox"/> Housing & Community Development                | Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date July 3, 2019 Ending Date N/A (Final EIR)

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

|  |   |
|--|---|
| Consulting Firm: <u>CAJA Environmental Services, LLC</u> | Applicant: <u>Wynkoop Properties, LLC</u>       |
| Address: <u>15350 Sherman Way, Suite 315</u>             | Address: <u>1027 1/2 Abbot Kinney Boulevard</u> |
| City/State/Zip: <u>Van Nuys, CA 91406</u>                | City/State/Zip: <u>Los Angeles, CA 90291</u>    |
| Contact: <u>Seth Wulkan</u>                              | Phone: <u>310-392-4005</u>                      |
| Phone: <u>310-469-6704</u>                               |   |

Signature of Lead Agency Representative:  Date: 6-28-19

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