

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

SC# 2019099021

Project Title: Del Rey Pointe Residential Project (5000 Beethoven)

Lead Agency: Los Angeles City Planning Department Contact Person: Connie Chauv
Mailing Address: 200 N. Spring Street, Room 750 Phone: 213-978-0016
City: Los Angeles, CA Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles
Cross Streets: North of Beethoven Street / Coral Tree Place Zip Code: _____
Longitude/Latitude (degrees, minutes and seconds): 33 ° 58 ' 48.05" N / 118 ° 25 ' 23.07" W Total Acres: 2.98
Assessor's Parcel No.: 4211007034, 4211007035 Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: _____ Waterways: Centinela Creek, Ballona Creek
Airports: Los Angeles International Airp Railways: _____ Schools: Westside Neighborhood

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: Private Street

Governor's Office of Planning & Research
After 12PM
SEP 09 2019
STATE CLEARINGHOUSE

Development Type:

Residential: Units 236 Acres 2.98
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ 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: _____

Present Land Use/Zoning/General Plan Designation:

Light Industrial / [T][Q]M2-1

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

The Del Rey Pointe Residential Project ("Proposed Project") is a multi-family residential project consisting of 236 residential apartment units and residential amenities (including a community room and business center, a gym/spa and a pool and patio area), with a total of 406 parking spaces, provided in one level of subterranean parking, one level of semisubterranean parking, and on-grade parking. Of the 236 dwelling units, five percent (12 units) will be set aside for Extremely Low Income, and 11 percent (26 units) will be set aside for Very Low Income Housing, for a total of 38 affordable units in compliance with Ballot Measure JJJ. The proposed Project would also provide 276 bicycle parking spaces (See MND, Section II, Project Description).

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".

<input 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 # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<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 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 type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input 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	<input type="checkbox"/> S Other: <u>Army Corps of Engineers</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> S Other: <u>County of Los Angeles</u>
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date September 5, 2019 Ending Date October 7, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Impact Sciences, Inc.</u>	Applicant: <u>5000 Beethoven LLC</u>
Address: <u>28 North Marengo Avenue</u>	Address: <u>5300 Beethoven Street</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Los Angeles, CA 90066</u>
Contact: <u>Jessica Kirchner Flores, Lynn Kaufman</u>	Phone: <u>818-906-7449</u>
Phone: <u>626-564-1500</u>	

Signature of Lead Agency Representative:  Date: 9/3/2019

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