

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

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

Lead Agency: City of Los Angeles Department of City Planning

Contact Name: Connie Chauv

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Project Location: 5000 Beethoven Street, Los Angeles, CA 90066 (Los Angeles County)
City County

Project Description (Proposed actions, location, and/or consequences).

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 (36 short-term and 240 long-term). The Project would be six (6) stories and up to 56 feet in height, with a total gross building area of 235,000 sf for a Floor Area Ratio (FAR) of 1.93:1. Vehicular access to the project site would be provided via a private street and private traffic bridge over Centinela Creek to the south (granted by means of an easement with the County of Los Angeles) and an adjoining lot at 5300 Beethoven Street. In addition, a pedestrian/ bicycle bridge is proposed to connect the existing Ballona Creek Bikeway on the north to the subject site and proposed vehicular bridge to the south. The Project includes two natural habitat preserves on the westerly and easterly portions of the lot, and a linear park with pedestrian and bicycle paths along the perimeter of the site. The project involves export of approximately 31,430 cubic yards of soil, and the removal of one (1) non-protected on-site tree. The project also involves the extension of utilities and other infrastructure including roads, sewer, etc (See MND, Section II, Project Description).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project will result in less than significant impacts with the following mitigation measures for Transportation/Traffic:

- MM-TRA-1: The Project Applicant shall implement a Transportation Demand Management and Monitoring Program (TDM&MP) to help reduce vehicle trips to and from the Project Site. The TDM&MP shall be developed in collaboration with LADOT. The TDM&MP is provided in the MND.
- MM-TRA-2: The Project Applicant, in collaboration with LADOT, shall implement trip a cap monitoring program for the monitoring of vehicle trips after Project opening and implementation of the TDM&MP. The trip cap threshold for both the a.m. and p.m. peak hours shall be 96 and 132 oneway vehicle trips, respectively. The measurement of actual trips and monitoring shall be conducted using an automated detection and surveillance monitoring system, per conditions to be defined by LADOT. The monitoring program shall continue until such time that the Project has shown, for no less than five consecutive years, at a minimum of 85 percent occupancy, achievement of the peak hour trip volume requirements. Should the review show that the peak hour trip cap threshold has been exceeded, the project will be subject to a penalty program, to be defined by LADOT. The TDM&MP is provided in the MND.
- MM-TRA-3: Safety Hazards. The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycles, and vehicle safety. The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.
- MM-TRA-4: Inadequate Emergency Access. The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access (See MND, Section 16, Transportation/Traffic)

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

County of Los Angeles
Department of Public Works
900 South Fremont Avenue
Alhambra, CA 91803

Army Corps of Engineers
Los Angeles District
915 Wilshire Boulevard
Los Angeles, CA 90017