



NOTICE OF COMPLETION AND AVAILABILITY OF SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA)

August 27, 2020

ENVIRONMENTAL CASE NO.:	ENV-2019-808-SCEA
PROJECT NAME:	7940 Lankershim Boulevard
PROJECT APPLICANT:	Lankershim Crossing, LLC
PROJECT ADDRESS:	7940 North Lankershim Boulevard (7918-7946 North Lankershim Boulevard and 11650-11664 West Strathern Street)
COMMUNITY PLAN AREA:	Sun Valley – La Tuna Canyon
COUNCIL DISTRICT:	6 – Martinez
PUBLIC COMMENT PERIOD:	August 27, 2020 to September 28, 2020

In accordance with the California Environmental Quality Act (CEQA), including Section 21155.2 of the Public Resources Code (PRC), the City of Los Angeles (City), as Lead Agency, has prepared a Sustainable Communities Environmental Assessment (SCEA) for the proposed 7940 Lankershim Boulevard Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the SCEA, information regarding the availability of the SCEA for public review, and the timeframe for submitting comments on the SCEA. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION

The Project proposes the demolition of one-story commercial building, one-story office building, and associated surface parking and storage areas and the construction of a seven-story mixed-use development consisting of 432 multi-family residential units and approximately 22,000 square feet of ground floor commercial uses. The Project would be approximately 87 feet in height and would include a total square footage of approximately 678,328 square feet and a Floor Area Ratio (FAR) of 3.32:1. The residential units would consist of 72 one-bedroom units, 180 two-bedroom units, and 180 three-bedroom units. A total of 11 percent of the proposed residential units (48 units) would be designated as restricted affordable housing. Five percent of the proposed residential units (22 units) would be designated as restricted affordable housing for Extremely Low Income Households, and six percent of the proposed residential units (26 units) would be designated as restricted affordable housing for Very Low Income Households. Up to 541 parking spaces (432 residential and 109 commercial parking spaces) would be provided in structured parking located within one subterranean level and one at-grade level. All parking would be fully enclosed and screened from public view. The Project would provide 224 bicycle spaces in the structured parking (30 short-term bicycle spaces and 194 long-term bicycle spaces).

To allow for the proposed development of the site, the Project Applicant is requesting the following discretionary approvals:

- Pursuant to LAMC Section 12.32 F, a Zone and Height District Change from C2-1VL and R1-1 to RAS4-1-CUGU and pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k) three Developer Incentives to permit:
 - Open space to be located adjacent to a Subject Use as listed in LAMC Section 13.18-E.2(d) in lieu of the requirements of LAMC Section 13.18-F.3(a);
 - An increase of Floor Area Ratio (FAR) for a maximum 3.32:1 FAR in lieu of the 3:1 FAR permitted pursuant to LAMC Section 12.21.1;

- A parking ratio of 1 parking space per dwelling unit in lieu of the parking requirements pursuant to LAMC Section 12.21-A.4;
- Pursuant to LAMC Section 12.24-W,1, a Master Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the use and operation of one retail venue and to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with the use and operation of two commercial venues;
- Pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units; and
- Approval of other permits, ministerial or discretionary, may be necessary in order to execute and implement the Project. Such approvals may include, but not limited to: landscaping approvals, exterior approvals, storm water discharge permits, grading permits, haul route permits, and installation and hookup approvals for public utilities and related permits.

MITIGATION MEASURES

The SCEA determined that all potentially significant environmental impacts could be mitigated to less than significant. Mitigation measures were adopted for the following impact areas: Noise. This location is not a site on any of the lists enumerated under Gov. Code Section 65962.5. Pursuant to Section 21155.2 of the PRC, this SCEA: 1) incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior applicable environmental impact reports, including the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS) prepared by the Southern California Association of Governments (SCAG), and adopted in findings made pursuant to Section 21081; and 2) contains mitigation that either avoids or mitigates to a level of less than significant all potentially significant or significant effects of the Project required to be identified in the initial study prepared for the Project.

FILE REVIEW AND COMMENTS

The SCEA and the documents referenced in the SCEA are available for public review by appointment only. Please contact the Staff Planner listed below to schedule an appointment.

The SCEA is also available online at the Department of City Planning’s website at <http://planning.lacity.org> (click on the "Development Services" tab on the top bar, "Published Documents" under Environmental Review, then "Sustainable Communities Environmental Assessments (SCEA)", and click on the Project title). The SCEA can also be purchased on CD-ROM for \$5.00 per copy. Contact Lilian Rubio at (213) 978-1840 to purchase copies.

If you wish to submit comments following review of the SCEA, please reference the Environmental Case No. above, and submit them in writing by Monday, September 28, 2020, **no later than 4:00 p.m.**

Please direct your comments to:

Mail: Lilian Rubio
 City of Los Angeles, Department of City Planning
 200 N. Spring Street, Room 763
 Los Angeles, CA 90012

E-mail: lilian.rubio@lacity.org

VINCENT P. BERTONI, AICP
 Director of Planning


 Lilian Rubio
 Department of City Planning
 (213) 978-1840

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.