

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: West Court Apartments

Lead Agency: City of Los Angeles - Planning Department

Contact Name: Dylan Lawrence

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Project Location: Los Angeles, Los Angeles County
City County

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

The project is the construction, use and maintenance of six (6)-story, 69-unit apartment building up to 75 feet in height over a partially subterranean garage on one (1) lot with a total area of approximately 16,954.83 square feet. The project includes a minimum of 50 vehicle parking spaces, 61 bicycle parking spaces, 7,650 square feet of open space, and a minimum of 69 trees. The project proposes to cut 4,200 cubic yards and a haul route to export a total of 4,200 cubic yards of soil. The project will cut approximately six (6) to eight (8) feet below the existing grade in order to accommodate the partially subterranean parking level. No fill or import of soil is proposed and there are no Protected Trees on-site.

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 site was determined to have a potential significant impact in the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Mitigation Measures imposed to address potential impacts include MM-1, MM-2, and MM-3, which address existing oil wells on-site and contaminated soil.

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

None.

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