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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: Melrose and Seward Project

Lead Agency: City of Los Angeles

Contact Name: David Woon

Email: david.woon@lacity.org Phone Number: (213) 978-1368

Project Location: Los Angeles (*City*) Los Angeles (*County*)

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

The Project will demolish an existing, one-story commercial building and surface parking lot, and construct a five-story office-retail building encompassing a total floor area of 67,889 square feet. The Project will include 67,242 square feet of office space and 647 square feet of retail space, and will reach a maximum height of approximately 77 feet and 9 inches (73 feet and 6 inches to the top of the parapet). The Project will provide 168 vehicular parking spaces and 26 bicycle parking spaces on the ground floor and two subterranean levels. With the addition of the existing building floor area that will remain on Lots 18-20 (developed with two, two-story commercial buildings) the Project proposes a FAR of 1.88 to 1. The Project requests a Zone Change, Height District Change, Zoning Administrator's Determination, Waiver of Development and/or Improvement, and a Site Plan Review.

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 have a potential impacts related to Noise and Traffic. To address construction noise impacts, the Project shall utilize a sound barrier to reduce noise levels and shall avoid using large bulldozers and caisson drills near the adjacent residential buildings, library, and other structures adjacent buildings within 15 feet of the project boundaries. To address traffic impacts, the Project shall incorporate Traffic Demand Strategies (i.e., reduced parking supply, bicycle infrastructure, education, commute trip reduction) and a Construction Traffic Control/Management Plan.

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.

City of Los Angeles