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**NOTICE OF AVAILABILITY TO ADOPT  
A SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT**

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a Sustainable Communities Environmental Assessment (SCEA) to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the SCEA to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

**Project Title:** 5001 Wilshire Project; ENV-2021-3327-SCEA

**Project Location:** 5001 West Wilshire Boulevard; 671 – 677 South Highland Avenue; and 668 South Citrus Avenue, Los Angeles, California, 90036

**Project Description:** 5001 Wilshire Project (the “Project”) encompasses a project area of 73,397 square feet (1.68 acres) within four lots, inclusive of the requested vacation and merging of Carling Way. The Project proposes the demolition of the existing two-story commercial building and surface parking lots to develop an eight-story mixed-use building with 242 residential units and 10,900 square feet of commercial space fronting Wilshire Boulevard. The Project will encompass a total floor area of 282,050 square feet resulting in a Floor Area Ratio (FAR) of 3.84:1, and will have a maximum building height of 105 feet. In addition, the northern lots and Carling Way will be redeveloped into a 5,600 square-foot privately-maintained and publicly-accessible common open space area. In total, the Project will provide 26,350 square feet of open space which includes the publicly-accessible common open space area, a courtyard, roof deck, private balconies, and amenity rooms. The Project will comprise of 324 residential parking spaces located within three subterranean parking levels and 30 commercial parking spaces located on the ground level. Designated driveways will provide ingress and egress for residential and commercial parking, and will be located along South Citrus Avenue. The Project will also provide 164 bicycle spaces (143 long-term and 21 short-term). The Project requests the approval of a Vesting Tentative Tract Map to merge the existing four lots with Carling Way and to resubdivide the project site into two ground lots (Lot 1 – Mixed-Use building with accessory uses; Lot 2 – Open Space) to construct condominiums. In addition, the Project requests 1) a waiver of the Deputy Advisory Agency Parking Policy to allow a parking ratio of 0.5 automobile spaces per dwelling unit in lieu of two residential spaces and 0.25 guest parking spaces per condominium unit; and 2) a yard designation to allow Lots 1 and 2 to be designated as through lots with front yards on South Citrus Avenue and South Highland Avenue. The Project requests the Clarification of a Q Condition to allow privately maintained and publicly accessible open space in the northern portion of the project site, designated as Subarea 944, which limits development to parking lots and residential developments. The Project requests the approval of a Transit Oriented Communities Affordable Housing Incentive Program Tier 3 project requesting three Base Incentives permitting 1) an increase in maximum density, 2) an increase in FAR; and 3) a reduction in automobile parking

spaces for residential and commercial uses, and two Additional Incentives permitting 1) the averaging of FAR, density, and open space across the project site; and 2) utilization of Tier 3 Transitional Height requirements. The Project also requests the approval of a Site Plan Review. Construction of the Project is estimated to occur over a 32-month period and will include the export of approximately 65,095 cubic yards of soil. Regarding the anticipated haul route for the Project, loaded haul trucks will travel west along Wilshire Boulevard, turn south onto La Brea Avenue, and access Interstate 10 Highway. Empty haul trucks traveling to the project site will exit Interstate 10 Highway on Crenshaw Boulevard, travel north along Crenshaw Boulevard, and turn west onto Wilshire Boulevard.

**Schedule:** The City of Los Angeles will receive comments on the Sustainable Communities Environmental Assessment beginning April 14, 2022 and ending May 13, 2022. The City of Los Angeles, as lead agency, will make a determination on the project following a Deputy Advisory Agency and Hearing Officer public hearing to be scheduled.

Copies of the Sustainable Communities Environmental Assessment and all documents referenced in the Sustainable Communities Environmental Assessment are available on the Department of City Planning's website at <https://planning.lacity.org/development-service/environmental-review/scea>. You may contact David Woon at [David.Woon@lacity.org](mailto:David.Woon@lacity.org) or (213) 978-1368 to schedule an appointment to review the case file.

Signature:  \_\_\_\_\_ Date: April 8, 2022