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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: Dinah's Sepulveda Project; ENV-2021-4938-SCEA

Project Location: 6501-6521 South Sepulveda Boulevard & 6502-6520 South Arizona Avenue, Los Angeles, California, 90045

Project Description: The Project Site is currently improved with a single-story, multi-tenant commercial plaza and a single-story, multi-tenant industrial/mixed-use building, an approximately 7,760-square-foot diner (Dinah's Family Restaurant), a small locksmith shop, and associated surface parking. With the exception of the existing Dinah's Family Restaurant building on the Project Site (that would be preserved and renovated in place) and some existing signage, the Project includes demolition and removal of all existing structures from the Project Site and development of the site with an eight-story, 362-unit multi-family residential building, with approximately 3,700 square feet of ground-floor restaurant space fronting Sepulveda Boulevard. Of the 362 proposed units, 41 would be restricted to Very Low Income households. The proposed new building would total approximately 365,623 square feet, which along with the existing Dinah's Family Restaurant, would result in a floor area ratio (FAR) of 3.85:1, and would reach 96 feet and 4 inches in height as measured to the top of the elevator structure. The Project would retain the majority of the Dinah's Family Restaurant building, including its character-defining features and materials. The Project would require the export of approximately 30,000 cubic yards of soil. The Project Applicant is requesting the following entitlements: 1) Conditional Use (CU) pursuant to Section 12.24 U.26 of the LAMC for a Density Bonus of 50 percent; 2) Density Bonus (DB) pursuant to Section 12.22 A.25 of the LAMC for a Density Bonus project with three Off-Menu Incentives: a. FAR increase from 1.5:1 to 3.85:1; b. Open Space reduction of 26 percent; and c. Reduction of Space between Buildings from 32 feet to 0 feet; 3. Site Plan Review (SPR) pursuant to Section 16.05 of the LAMC for a project that results in the creation of greater than 50 net new residential dwelling units; 4) Waiver of Dedication and Improvement (WDI) pursuant to Section 12.37 I.3 of the LAMC to waive the 18-foot dedication requirement and the 8-foot roadway widening improvement requirement along Sepulveda Boulevard, as well as the 1-foot roadway widening improvement requirement along Arizona Avenue; and 5) Sustainable Communities Environmental Assessment (SCEA), pursuant to California Public Resources Code Sections 21155 and 21155.2 as the environmental clearance for the Project.

Schedule: The City of Los Angeles will receive comments on the Sustainable Communities Environmental Assessment beginning April 21, 2022 and ending May 23, 2022. The City of Los Angeles, as lead agency, will make a determination on the project following a Hearing Officer public hearing and City Planning Commission 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 More Song at More.Song@lacity.org or (213) 978-1319 to schedule an appointment to review the case file.

Signature: _____

A handwritten signature in black ink, appearing to be 'MS', written over a horizontal line.

Date: April 15, 2022