



NOTICE OF AVAILABILITY TO ADOPT A RECIRCULATED 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: Sportsmen's Lodge Project; ENV-2021-7013-SCEA

Project Location: 12805-12825 West Ventura Boulevard, Los Angeles, California, 91604


Project Description: The Sportsmen's Lodge Mixed-Use Project includes the development of three above-grade low- to mid-rise mixed use residential and commercial structures with a common subterranean parking structure on an approximately 8.76-acre (381,430-square-foot) Project Site, the western portion of which (Site A) is currently improved with the 97,807 square foot Shops at Sportsmen's Lodge shopping center (The Shops Development), and the eastern portion of which (Site B) is currently improved with the Sportsmen's Lodge Hotel and surface parking areas. A lot line adjustment, to be reviewed under a separate ministerial process, is being proposed to adjust the boundaries of the Project Site's three existing parcels, which will result in Site A containing 2.81 acres (122,344 square feet) of lot area and Site B containing 5.95 acres (259,086 square feet) of lot area. The Project would replace the existing Sportsmen's Lodge Hotel and parking areas on Site B with 520 residential units, including 78 Very Low-Income affordable units; 18,019 square feet of restaurant uses; 27,926 square feet of retail uses; and 64,151 square feet of residential amenity and accessory space. The Project would incorporate approximately 63,647 square feet of common open space and recreational amenities on Site B, including approximately 49,351 square feet of exterior common open space and approximately 14,296 square feet of interior common open space. Additionally, the Project would include approximately 12,550 square feet of private open space, for a total of 76,197 square feet of open space provided on Site B. Approximately 23,242 square feet of open space would be accessible to the public. The Project would provide 1,385 total vehicular parking spaces and 284 bicycle parking spaces (240 long-term and 44 short term), as well as 49 spaces relocated long-term spaces, for a total of 333 bicycle parking spaces. Upon completion, the Project would result in 650,996 square feet of new floor area on Site B, resulting in a floor area ratio (FAR) of 2.86:1 for Site B. No physical changes or construction of new residential or commercial floor area are proposed for Site A, except for the relocation of electrical transformers at the northwest corner of the property and the removal of 49 long term bicycle parking spaces currently provided at the northwest corner of the property along the Coldwater Canyon Avenue frontage, which will be relocated to the new long-term bicycle parking areas of Site B. This former transformer/bicycle parking location on Site A will be replaced with 3,278 square feet of new open space; accordingly, no new floor area will be

added to Site A. Following the lot line adjustment, the FAR for Site A will be 0.87:1. The final FAR across the entirety of the Project Site, encompassing both Site A and Site B, will be 2.13:1.

Schedule: The SCEA herein was previously published and circulated from July 28, 2022 to August 29, 2022 and recirculated from October 13, 2022 to November 14, 2022. Subsequent to the initial publication and recirculation but prior to the adoption of the SCEA by the lead agency, the SCEA was revised to reflect an updated project description. Therefore, pursuant to the CEQA Guidelines, the SCEA herein is being recirculated to allow the public and agencies the applicable review period.

The City of Los Angeles will receive comments on the recirculated SCEA beginning June 1, 2023 and ending July 3, 2023. 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:  _____ Date: May 26, 2023