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**NOTICE OF INTENT TO ADOPT
AN INITIAL STUDY/ SUSTAINABLE COMMUNITIES**

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 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 Sustainable Communities Environmental Assessment to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: ENV-2022-2280-SCEA

Project Location: 1022, 1024, 1028, 1034, 1036, 1038, 1044, 1048, 1054, 1056, 1060, 1066 S. La Cienega Boulevard, Los Angeles, CA 90035

Project Description: The Project would construct a mixed-use development with 290 residential units (36 studio units, 158 1-bedroom units, and 96 2-bedroom units) and 7,500 square feet of restaurant commercial use in a 28-story, 297,690-square-foot building. The Project would include a total of 426 vehicle parking spaces, 184 bicycle parking spaces (164 long term and 20 short term), and 54,540 square feet of open space, as well as an approximately 4,500 square-foot publicly accessible pocket park located at the northern portion of the Project Site. Discretionary entitlements, reviews, permits and approvals required to implement the Project will include, but are not necessarily limited to, the following:

1. Pursuant to LAMC Section 12.22 A.31 and the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), approval of a 290-unit Tier 3 TOC development that would set aside 10 percent (29 units) of the Project's total number of units for Extremely Low Income households and would utilize the following Base and Additional Incentives: Base Incentives: a. Up to 70 percent increase in density (TOC Guidelines, Section VI.1.a.iii); b. 0.5 minimum required parking spaces for residential units (TOC Guidelines, Section VI.2.a.i.4); c. 30 percent parking reduction for nonresidential (TOC Guidelines, Section VI.2.e.iii); d. FAR of a 3.75:1 in a commercial zone. (TOC Guidelines, Section VI.1.b.iii). Additional Incentives: e. Utilize any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5 (TOC Guidelines, Section VII.1.a.i).
2. Pursuant to LAMC Sections 16.05.C and 16.05.D, site plan review for a project for which by-right units minus existing units is greater than 50 units.

Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, haul route permits, excavation permits, foundation permits, building permits, street tree removal permits, and sign permits.

Schedule: The City of Los Angeles will receive comments on the Initial Study/ Sustainable Communities Environmental Assessment for 30 days beginning September 08, 2022 and ending October 11, 2022. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the Initial Study/ Sustainable Communities Environmental Assessment and all documents referenced in the Initial Study/ Sustainable Communities Environmental Assessment are available on the Department of City Planning's website at <https://planning.lacity.org/development-services/negative-declaration-public-notice>. You may contact Oliver Netburn at oliver.netburn@lacity.org or (213) 978-1382 to access case file materials.

Signature:  Date: September 02, 2022