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CITY PLANNING

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

Project Title: ENV-2019-2568-SCEA

Project Location: 3431-3455 W. 8th Street, 749, 765 & 767 S. Harvard Boulevard, Los Angeles, California, 90005

Project Description: The Project Site is currently developed with five existing commercial buildings totaling approximately 20,000 square-feet in size, and one single-family house approximately 2,000 square-feet in size. The existing structures and hardscape will be demolished for the construction of an eight-story (88'-6" high to top of parapet), mixed-use building with 40,500 square-feet of commercial space and 251 residential units, including 29 affordable income-restricted units, above two levels of subterranean parking with 284 automobile parking spaces and 204 bicycle parking spaces. The first floor will contain two residential lobbies, 18,000 square-feet of commercial space, outdoor seating areas, an internal courtyard, and a public parklet at the corner of Harvard Boulevard and 8th Street. The second floor will contain 7,000 square-feet of commercial office space, 15,500 square-feet of creative office space, 18 live/work loft units, and 4,500 square-feet of communal area for the floor. The third floor is a loft level, and the fourth through eighth floors will contain the remaining residential units and residential amenities. The building will total 292,820 square feet on a 63,1185 square-foot lot and require the export of 58,300 cubic yards of soil intended for the Azusa Land Reclamation landfill approximately 27 miles east of the project site. There are fifteen (15) non-protected trees proposed for removal and replacement on site. There are no protected trees on or adjacent to the Project Site.

Schedule: The City will receive public comments on SCEA beginning on November 10, 2022, ending on December 12, 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 SCEA and all documents referenced are available on the Planning Department's website at <https://planning.lacity.org/developmentservice/environmental-review/scea>. You may contact Chi Dang at (213) 978-1307 or chi.dang@lacity.org to schedule an appointment to review the case file.

Signature: _____ Date: November 4, 2022