

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: The Parks in L.A. Mixed-Use Project Sustainable Communities Environmental Assessment (SCEA)

Lead Agency: Los Angeles City Planning Department

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Project Location: City of Los Angeles  
City

Los Angeles  
County

Project Description (Proposed actions, location, and/or consequences).

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (ENV-2019-2568-SCEA): The project site is located in the City of Los Angeles in the Wilshire Community Plan at 3431-3455 W. 8th Street, 749, 765 & 767 S. Harvard Boulevard. The Project proposes to demolish five existing commercial buildings totaling approximately 20,000 square-feet in size, and one single-family house approximately 2,000 square-feet in size, and construction of an eight-story (88'-6" high to top of parapet) mixed-use building with 40,500 square-feet of commercial space (15,500 square feet of office and 18,000 square feet of retail commercial) and 251 residential units, including 29 income-restricted units, above two levels of subterranean parking with 284 automobile parking spaces and 204 bicycle parking spaces. Project would total 292,820 square-feet with a floor-area ratio (FAR) of 4.64 to 1 on a 63,185 square-foot (1.45 acre) site. Excavation will result in approximately 58,300 cubic yards of soil export to the Azusa Land Reclamation landfill, located at 1211 West Gladstone in Azusa, CA, approximately 27 miles east of the project site. There are fifteen (15) on-site non-protected trees proposed for removal and replacement on site. There are no protected trees on or adjacent to the Project Site.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The SCEA determined that all potentially significant environmental impacts can be less than significant with the implementation of Regulatory Compliance Measures and Mitigation Measures. Mitigation measures were adopted for the following impact areas: Geology and Soils (Paleontological Resources), Noise, Cultural Resources, and Tribal cultural Resources).

Pursuant to Section 21155.2 of the PRC, this SCEA: 1) incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior applicable environmental impact reports, including the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG), and adopted in findings made pursuant to Section 21081; and 2) contains mitigation that either avoids or mitigates to a level of insignificance all potentially significant or significant effects of the project required to be identified in the initial study prepared for the project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No area of known controversy.

Provide a list of the responsible or trustee agencies for the project.