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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: FOUND Residences; ENV-2022-1049-SCEA

Project Location: 6422 West Selma Avenue, 1540-1552 North Wilcox Avenue, Los Angeles, California, 90028

Project Description: The Found Residences Project (the "Project") encompasses a Project area of approximately 15,022 square feet (0.35 acre), inclusive of the area to be incorporated following the requested lot line adjustment (the "Project Site"). 6422 Selma Owner, LLC (the "Applicant") proposes the demolition of the existing one-story storage building and the retention and refurbishment of portions of the existing one-story historic commercial building on the Project Site to develop a 15-story building with 45 4-bedroom residential units. The Project would encompass a total floor area of up to 67,599 square feet resulting in a Floor Area Ratio (FAR) of 4.5:1 and would have a maximum building height of 180 feet and five inches (180'-5"). In total, the Project would provide 6,456 square feet of common open space which includes two ground floor courtyards, and three common-space terraces (on floors 13 and 14, and the roof), The Project also includes 10 common-space living-rooms with balconies (on floors 3-12), and private balconies (on floors 3-14). The Project would provide up to 36 parking spaces, with vehicle access provided via a two-way driveway on Selma Avenue. In addition, the Project would provide 44 bicycle spaces including five short term spaces, and 39 long term spaces located within an enclosed bicycle storage area on the ground level.

Schedule: The City of Los Angeles will receive comments on the Sustainable Communities Environmental Assessment beginning March 9, 2023 and ending April 10, 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: March 3, 2023