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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: 6728 Sepulveda Boulevard Project; ENV-2022-5108-SCEA

Project Location: 6728 North Sepulveda Boulevard; 6715 North Columbus Avenue, Los Angeles, CA 91411

Project Description: The project involves the construction of a new six-story, residential building, 66 feet in height, containing a total of 405 dwelling units with 41 units reserved for Extremely Low Income Households. The proposed development will contain approximately 268,770 square feet of floor area, equating to a floor area ratio (FAR) of approximately 3.18:1. The project will provide a total of 32,866 square feet of open space comprised of private balconies, a gym, recreation room, community room, pool deck, terraces and roof deck. The project will have three subterranean levels and will provide 556 vehicle parking stalls and 194 bicycle parking stalls. The project involves grading that would result in the export of approximately 77,277 cubic yards of soil from the project site.

In order to facilitate the development of the proposed project, the applicant is requesting: (1) Transit Oriented Communities (TOC) Tier 3 Project with three (3) Base Incentives, which allows a 70 percent bonus density, a 50 percent FAR bonus, and reduced required parking, and two (2) Additional Incentives including a 25 percent reduction in required open space, and an increase of 22 feet in height; (2) Site Plan Review; and (3) other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation/shoring permits, building permits, and sign permits in order to execute and implement the project.

Schedule: The City of Los Angeles will receive comments on the Sustainable Communities Environmental Assessment beginning July 20, 2023 and ending August 21, 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 Trevor Martin at Trevor.Martin@lacity.org or (213) 978-1341 to schedule an appointment to review the case file.

Signature: Trevor Martin Date: July 12, 2023