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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: 11905 Wilshire Boulevard Project

Lead Agency: City of Los Angeles Department of City Planning

Contact Name: Alexander Truong, Department of City Planning

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Project Location: Los Angeles (*City*) Los Angeles (*County*)

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

The Project includes the demolition of a one-story commercial bldg. and surface parking areas for the construction of a 66,166 square foot (sf) mixed-use residential and commercial project with 81 dwelling units, 3,047 sf of retail space, and 971 sf of restaurant space. The floor area ratio is 2.94:1. The Project proposes seven-stories and a maximum height of 83'9" above grade with one level of subterranean parking. The Project would provide a total of 105 vehicle parking spaces and 160 bicycle parking spaces. Approximately 10,402 sf of open space and amenity areas would be provided. The Applicant proposes 15% (9 units) of the base total units for “Very Low Income” and requests the following Density Bonus On Menu incentives: a) a 20% side setback reduction to the interior side yard; b) a FAR increase from 1.5:1 to 2.94:1; c) an increase of height from 75 ft (6 stories) to 83’-9” (7 stories); Site Plan Review for a project which creates, or results in an increase of 50 or more DUs; a Major Project approval for a project within the West Wilshire CDO; and a Waiver of Dedication and Improvements for relief from the 5 ft dedication on Wilshire Blvd. and relief from the 20-foot radius corner cut from the second story and above.

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

The Project Site is subject to a Standard Voluntary Agreement reached between the Applicant and the Department of Toxic Substances Control (DTSC). The results of soil investigations and the status of the Standard Voluntary Agreement with the DTSC is discussed in the SCEA. Mitigation Measures MM-HAZ-1 (Soil Management Plan) and MM-HAZ-2 (Verification of DTSC-Modified Screening Levels for Residential Uses) have been recommended to ensure environmental hazards associated with soils and soil vapor are reduced to less than significant levels.

The Project would result in short-term noise impacts during the construction process. Mitigation Measures N-1 through N-7 are recommended to reduce construction noise levels to less than significant levels. Such measures include limiting the hours of construction activity on a daily basis, installing noise barriers, providing notices to the community, employing noise reduction strategies to construction activities, using equipment with noise mufflers or noise shielding devices, and posting information signs with a contact number to reach regarding compliance with the MMP, and implementing a structural monitoring program to ensure vibration impacts do not result in any structural damage to adjacent buildings.

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

The Project Site is subject to a Standard Voluntary Agreement reached between the Applicant and the Department of Toxic Substances Control (DTSC) to remediate soil and soil gas associated with a prior dry cleaner use on the property.

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

Department of Toxic Substances Control (DTSC), Los Angeles Regional Water Quality Control Board (LA-RWQCB), South Coast Air Quality Management District (SCAQMD).