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(213) 978-1300

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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: 11905 Wilshire Boulevard Project; ENV-2022-6250-SCEA

Project Location: 11903, 11905, 11907, 11911, 11913 W. Wilshire Boulevard, Los Angeles, CA, 90025

Project Description: The proposed project includes the demolition of a one-story commercial building and site clearing of the surface parking areas for the construction of a 66,166 square foot mixed-use residential and commercial project with 81 dwelling units, 3,047 square feet of retail space, and 971 square feet of restaurant space. The resulting 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 unit mix would include 23 studio units, 39 one-bedroom units, and 19 two-bedroom units of varying sizes and configurations. Of the 81 dwelling units, 15 percent of the base density (9 units) would be reserved at the "Very Low Income" level. Vehicular access to the proposed building would be provided by two full-access driveways via Westgate Avenue and the adjacent alleyway. The project would provide a total of 105 vehicle parking spaces and 160 bicycle parking spaces. Approximately 10,402 square feet of open space and amenity areas would be provided.

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 Alex Truong at alexander.truong@lacity.org or (213) 978-3308 to schedule an appointment to review the case file.

Signature: Alexander Truong Date: July 12, 2023