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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: 6136 West Manchester Boulevard Project; ENV-2022-6065-SCEA

Project Location: 6136 West Manchester Avenue; 8651 South La Tijera Boulevard, Los Angeles, California 90045

Project Description: The Project includes the development of a new approximately 416,915-squarefoot mixed-use building comprised of 489 residential units, including six (6) live-work units and 64 dwelling units set aside for Very Low-Income Households, and 16,120 square feet of ground-floor commercial space. The proposed uses would be located within an eight-story building with a maximum height of 96 feet. The Project would provide 549 vehicular parking spaces that would be located within two (2) subterranean parking levels and buffered into the first and second level of the building. In addition, the Project would include approximately 51,385 square feet of open space, including 43,235 square feet of common open space and 8,150 square feet of private open space. As part of the Project, the existing commercial structures totaling 21,911 square feet of floor area would be demolished. The Project would result in a total floor area of approximately 416,915 square feet with a floor area ratio (FAR) of 4:1.

Schedule: The City of Los Angeles will receive comments on the Sustainable Communities Environmental Assessment beginning October 31, 2024 and ending December 2, 2024. 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 Michelle Carter at michelle.carter@lacity.org or (213) 978-1262 to schedule an appointment to review the case file.

Signature:  Date: October 24, 2024