

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023070575

Project Title: 6136 West Manchester Boulevard ProjectLead Agency: City of Los Angeles Department of City PlanningContact Person: Michelle CarterMailing Address: 200 N. Spring Street, Room 763Phone: 213.978.1262City: Los AngelesZip: 90012County: Los Angeles**Project Location:** County: Los Angeles City/Nearest Community: Westchester-Playa del ReyCross Streets: Manchester Avenue and La Tijera Boulevard

Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): 33 ° 959 ' 38 " N / 118 ° 393 ' 11 " W Total Acres: 2.42Assessor's Parcel No.: 4123004011; 4123004010

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: I-405

Waterways: _____

Airports: LAX

Railways: _____

Schools: LAUSD**Document Type:**CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: SCEA Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____**Development Type:** Residential: Units 489 Acres 2.42 Office: Sq.ft. _____

Acres _____

Employees _____

 Transportation: Type _____ Commercial: Sq.ft. 16,120Acres 2.42Employees 1 Mining: Mineral _____ Industrial: Sq.ft. _____

Acres _____

Employees _____

 Power: Type _____

MW _____

 Educational: _____ Waste Treatment: Type _____

MGD _____

 Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____

MGD _____

 Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____**Present Land Use/Zoning/General Plan Designation:**

Commercial uses and associated surface parking. The site is zoned [Q]C2-1-CDO/Community Commercial

Project Description: (please use a separate page if necessary)

The Project includes the development of a new 416,915-square-foot building comprised of 489 residential units, including six live-work units and 64 dwelling units set aside for Very Low-Income Households, and 16,120 square feet of ground-floor commercial space within an eight-story building with a maximum height of 96 feet. The Project would provide 549 vehicular parking spaces located within two subterranean parking levels. The Project include 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. The Project would result in a total floor area of approximately 416,915 square feet with a floor area ratio (FAR) of 4:1.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date October 31, 2024 Ending Date December 2, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Eystone Environmental</u>	Applicant: <u>6136 Manchester Avenue Apartments LLC</u>
Address: <u>2121 Rosecrans Avenue, Suite 3355</u>	Address: <u>1901 Avenue of the Stars, Suite 1950</u>
City/State/Zip: <u>El Segundo, CA 90245</u>	City/State/Zip: <u>Los Angeles, California 90067</u>
Contact: <u>Ashely Munoz</u>	Phone: <u>(310) 566-8700</u>
Phone: <u>(424) 207-5333</u>	

Signature of Lead Agency Representative:  Date: 10/24/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.