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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:** 4112 Del Rey Project; ENV-2022-9017-SCEA


**Project Location:** 4112-4136 Del Rey Avenue, Los Angeles, California, 90292

**Project Description:** The subject of this SCEA is a proposed residential development known as the 4112 Del Rey Avenue Project. The Project Site is a rectangular-shaped parcel bordered by a multi-family apartment building to the north, commercial uses to the east, a FedEx Ship Center to the south, and Del Rey Avenue to the west. The Project Site is currently occupied by six one-story creative office and warehouse buildings and associated surface parking. The Project proposes the development of a new, six-story (66-foot-tall) mid-rise building consisting of 210 residential units, including 33 studio units, 108 one-bedroom units, 53 two-bedroom units, and 16 three-bedroom units, and 33,793 square feet of open space. Of these units, 18 units (11 percent of the base density) would be designated as Very Low Income (VLI) units. The Project would contain 253,974 square feet of floor area resulting in a floor area ratio (FAR) of 2.06:1. As indicated on ZIMAS, the Project Site is located within a City-designated Transit Priority Area (TPA), defined as an area within one-half mile of a major transit stop that is existing or planned. The Project Site is also located within a High Quality Transit Area (HQTA), due to its location within one-half mile of a major transit stop or high quality transit corridor (HQTC). A total of 282 vehicular parking spaces would be provided within five above-grade parking levels. Access to the parking structure would be provided from a driveway off Dey Rey Avenue at the northwestern corner of the Project Site and would provide vehicular ingress and egress to the five above-ground parking levels. The parking structure would be wrapped by the residential uses. The Project includes the development of common and private open space areas throughout the Project Site. Level 1 of the Project Site would include a fenced courtyard for Project residents located along the western frontage of the Project Site and Level 6 of the residential building would include a pool deck and spa area, sky lounge, gym/fitness center, outdoor kitchen/dining areas, firepits, and outdoor seating and cabanas for the Project's residents. Discretionary entitlements, reviews, and approvals required for implementation of the Project would include, but would not necessarily be limited to, the following: 1) Density Bonus Compliance Review pursuant to LAMC Section 12.22 A.25 and California Government Code Section 65915, including a density bonus of 35 percent, reduced parking requirements, and two on-menu incentives/concessions to allow a 35 percent increase in FAR and a one-story/11-foot building height increase; 2) Site Plan Review

pursuant to LAMC Section 16.05 in connection with the proposed development of 50 or more new residential dwelling units; 3) Adoption of the Sustainable Communities Environmental Assessment (SCEA); and 4) Approval of other permits, ministerial or discretionary, may be necessary in order to execute and implement the Project. Such approvals may include, but not limited to: landscaping approvals, exterior approvals, storm water discharge permits, grading permits, haul route permits, and installation and hookup approvals for public utilities and related permits.

**Schedule:** The City of Los Angeles will receive comments on the Sustainable Communities Environmental Assessment beginning July 27, 2023 and ending August 28, 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 More Song at [More.Song@lacity.org](mailto:More.Song@lacity.org) or (213) 978-1319 to schedule an appointment to review the case file.

Signature: \_\_\_\_\_  \_\_\_\_\_ Date: \_\_\_\_\_ July 21, 2023 \_\_\_\_\_