



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: 1201 Gower Project; ENV-2023-1540-SCEA

Project Location: 1201 North Gower Street, 6121 West Lexington Avenue, Los Angeles, California, 90038

Project Description: The Project Site is currently developed with two multi-family residential buildings (Building 1 with 28 dwelling units and Building 2 with 44 dwelling units) and two parking garage structures (Garage Buildings) with 51 parking spaces. The Project includes the demolition and removal of the two Garage Buildings and Building 1 (and its 28 dwelling units) from the Project Site and maintenance of Building 2 and development of a 180,155-square-foot addition to Building 2 that would include 108 multi-family residential units, of which 16 units (i.e., 15 percent of the base density) would be set aside for Very Low Income households and 2 replacement units would be set aside for Low Income households. The new building addition would be eight aboveground levels over one subterranean level, inclusive of six levels of residential uses over two levels of aboveground parking. The subterranean level would be used for storage. The addition would reach a maximum building height of 95 feet. The mix of the unit types includes 49 one-bedroom units, 33 two-bedroom units, and 26 three-bedroom units. The Project would include 10,181 square feet of open space. Additionally, the Project would include 99 vehicle parking spaces including 10 electric-vehicle charging stations. Further, the Project would include 79 long-term bicycle parking spaces and 8 short-term bicycle parking spaces. Construction would occur over approximately 28 months and would require the export of approximately 6,770 cubic yards of soil. The requested entitlements are as follows:

1. A Density Bonus pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25 and Government Code Section 65915 with three off-menu incentives and five waivers of development standards for a project setting aside 15 percent of its base units (16 units) for Very Low Income households and providing 2 Low Income replacement housing units as follows:
 - a. A by-right density bonus pursuant to AB 2334 to permit up to a 50 percent increase in density;
 - b. A by-right parking reduction pursuant to AB 2097 to permit zero required parking spaces for each residential unit;

- c. An off-menu incentive pursuant to LAMC Section 12.22 A.25(g)(3) to permit parking stall widths of 8 feet, 6 inches without a 10-inch increase where obstructions occur on either side of the longer dimension per LAMC Section 12.21 A.5(a)1(ii);
- d. An off-menu incentive pursuant to LAMC Section 12.22 A.25(g)(3) to permit vehicle ingress and egress along a designated Collector roadway as otherwise not allowed per Los Angeles Department of Transportation (LADOT) Driveway Design Section V A 1;
- e. An off-menu incentive pursuant to LAMC Section 12.22 A.25(g)(3) to permit 10,181 square feet of open space in lieu of the otherwise required 13,575 square feet;
- f. A waiver of development standards pursuant to LAMC Section 12.22 A.25(g)(3) to permit a maximum floor area ratio (FAR) of 3.12:1 in lieu of the otherwise permitted 3:1 FAR;
- g. A waiver of development standards pursuant to LAMC Section 12.22 A.25(g)(3) to permit a maximum building height of 95 feet in lieu of the otherwise permitted 30 to 45 feet;
- h. A waiver of development standards pursuant to LAMC Section 12.22 A.25(g)(3) to permit an easterly side yard setback of zero feet in lieu of the otherwise required 11 feet;
- i. A waiver of development standards pursuant to LAMC Section 12.22 A.25(g)(3) to permit a westerly side yard setback of zero feet in lieu of the otherwise required 20 feet; and
- j. A waiver of development standards pursuant to LAMC Section 12.22 A.25(g)(3) to permit a rear yard setback of 5 feet in lieu of the otherwise required 15 feet.

Schedule: The City of Los Angeles will receive comments on the Sustainable Communities Environmental Assessment beginning October 5, 2023 and ending November 6, 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 or (213) 978-1319 to schedule an appointment to review the case file.

Signature: _____ Date: September 29, 2023