Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 400 San Vicente Project Sustainable Communities Environmental Assessment (SCEA)

Lead Agency: City of Los Angeles

Contact Name: Sophia Kim, City Planner

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Project Location: Los Angeles (*City*) Los Angeles (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The Proposed Project includes the demolition of the Beverly Plaza Shopping Center, which consists of a two-story commercial strip mall and surface parking and one adjacent commercial building with a combined 22,494 square feet of floor area for the construction, use, and maintenance of an eight-story (100 feet above grade), mixed-use building with 126 residential dwelling units, and 11,615 square feet of ground floor commercial restaurant uses. Fifteen percent of the Proposed Project's base density (14 dwelling units) would be deed restricted for Very-Low Income tenants. The Proposed Project would include three levels of subterranean parking with 153 vehicle parking spaces. The Proposed Project would include 6,200 square feet of open space areas, including outdoor decks and terraces and indoor recreational amenity rooms (i.e., fitness, spa, lounge areas). The Proposed Project would provide 109 bicycle parking spaces. Vehicular access would be provided by one entry-only driveway along South San Vicente Boulevard and two exit-only driveways (one along South San Vicente Boulevard and the other along the alleyway). Access to an on-site loading area would be provided from the alleyway. In total, the Proposed Project would include 208,901 square feet of floor area, resulting in a 6.3:1 floor area ratio (FAR). The Proposed Project would provide 32 trees pursuant to the LAMC. The Proposed Project is also requesting the removal and replacement of 2 street trees subject to the review and approval of Urban Forestry. The Proposed Project would require the demolition of 22,494 square feet of floor area and approximately 46,000 cubic yards of soil to be exported off-site.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Based on the analysis included in the SCEA, the Project would not result in any significant effects after mitigation. All potential impacts would be less than significant or mitigated to less-than-significant levels. The SCEA identified mitigation measures for the following environmental impact issues: Archaeological Resources, Paleontological Resources, and Construction Noise and Vibration.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Not applicable.

Provide a list of the responsible or trustee agencies for the project.

City of Los Angeles.