



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: 400 San Vicente Project; ENV-2023-2059-SCEA

Project Location: 400, 406, 410, 414, 418, 420, 424, 426, 428, 432 South San Vicente Boulevard, Los Angeles, CA 90048

Project Description: 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.

The requested entitlements are as follows:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-U,26, a **Conditional Use Permit** for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22-A,25. The Projects seeks a density bonus increase of 37.5 percent to permit 126 residential units with 14 Very-Low Income restricted affordable units.

2. Pursuant to LAMC Section 12.22-A.25 and Government Code Section 65915, a **Density Bonus** to permit a housing development project consisting of 126 dwelling units, of which fourteen (14) units will be set aside for Very Low-Income households, and requesting the following Off-Menu Incentives and Waiver of Development Standards:
 - a. An Off-Menu Incentive to permit 208,901 square feet of floor area (6.3:1 FAR) in lieu of 50,121 square feet of floor area (1.5:1 FAR).
 - b. An Off-Menu Incentive to permit a height of 8 stories and 100 feet in lieu of 3 stories and 45 feet otherwise permitted for a mixed-use project in the C2-1VL-O zone.
 - c. An Off-Menu Incentive to permit a 0 rear yard in lieu of 20 feet required by LAMC Section 12.11.C.3.
 - d. Waiver of Development Standard to waive the transitional height limits otherwise required in LAMC Section 12.21.1.A.10.
 - e. Waiver of Development Standard for an open space reduction to permit 6,200 square feet of open space in lieu of 16,950 square feet of open space required by LAMC Section 12.21.G.2.
 - f. Waiver of Development Standard to provide a 680 square foot loading zone with a maximum clear height of 12 feet in lieu of 809 square feet with a maximum clear height of 14 feet required by LAMC Section 12.21.C.6.
3. Pursuant to LAMC Section 16.05.C.1.b, **Site Plan Review** for a development that creates more than 50 new dwelling units.
4. Pursuant to LAMC Section 12.24.W.1, a **Main Conditional Use Permit** to the sale and dispensing of a full line of alcoholic beverages for on-site consumption within the ground floor commercial spaces and within residential common amenity areas for residents and guests only.
5. Pursuant to LAMC Section 12.21.W.49, a **Conditional Use Permit** to permit a wireless communication facility (WTF) on the rooftop of the new building which would replace an existing WTF on the rooftop of the existing building to be demolished.

Schedule: The City of Los Angeles will receive comments on the Sustainable Communities Environmental Assessment beginning November 2, 2023 and ending December 4, 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 Sophia Kim at sophia.kim@lacity.org or (213) 978-1208 to schedule an appointment to review the case file.



Signature

October 24, 2023
date