



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

August 21, 2024

*Puede obtener información en Español acerca de esta junta llamando al (213) 847-3625.*

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2023-6757-EIR
<b>PROJECT NAME:</b>	9000 Airport Boulevard
<b>PROJECT APPLICANT:</b>	Rexford Industrial – 9000 Airport, LLC
<b>PROJECT ADDRESS:</b>	9000-9160 S. Airport Boulevard; 5801-5881 W. Arbor Vitae Street; 5820-5880 W. Interceptor Street; 8941 and 8940-9000 S. Interceptor Street; Los Angeles, California 90045
<b>COMMUNITY PLAN AREA:</b>	Westchester – Playa del Rey
<b>COUNCIL DISTRICT:</b>	11 - Park
<b>PUBLIC COMMENT PERIOD:</b>	August 21, 2024–September 20, 2024

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 9000 Airport Boulevard Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to the directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency’s statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

**PROJECT LOCATION AND EXISTING ON-SITE USES:** The Project Site is located within the Westchester–Playa del Rey Community Plan area of the City. As shown in **Figure 1, Project Location Map**, the approximately 18-acre Project Site is bounded by W. Interceptor Street to the north, W. Arbor Vitae Street to the south, residential uses and surface parking to the east, and S. Airport Boulevard to the west. The Project Site is currently developed with an approximately 37,860-square-foot rental car facility within two single-story buildings, accessory structures including a carwash, solar panel canopies, and fueling station canopies, and surface parking.

**PROJECT DESCRIPTION:** The 9000 Airport Boulevard Project (Project) would develop up to 435,390 square feet of industrial uses on an approximately 18-acre site. The Project includes two options: Option 1 would develop one building comprised of up to 435,390 square feet of industrial floor area and a maximum building height of 50 feet. Option 2 would develop three buildings comprised of up to 410,056 square feet of industrial floor area a maximum building height of 46 feet. The Project would include truck trailer parking spaces and vehicle parking

spaces under Option 1, and vehicle parking spaces under Option 2. A total of 37,860 square feet of existing commercial/industrial floor area uses and associated surface parking areas would be demolished.

The attached **Figure 2 and Figure 3** illustrate the conceptual development plans for Option 1 and Option 2 of the Project, respectively. The following table identifies the existing and proposed uses for the Project for environmental impact analysis purposes:

**Table 1  
Summary of Existing and Proposed Floor Area**

Land Use	Option 1 Floor Area	Option 2 Floor Area
<b>Existing (All to Be Removed)</b>		
Commercial/Industrial (Rental Car Facility Structures)	37,860 sf	37,860 sf
<i>Total Existing Floor Area to Be Removed</i>	<i>37,860 sf</i>	<i>37,860 sf</i>
<b>New Construction</b>		
Industrial	355,390 sf	320,056 sf
Office (Ancillary)	80,000 sf	90,000 sf
Total New Construction	435,390 sf	410,056 sf
<b>Total Floor Area Upon Completion</b>	<b>435,390 sf</b>	<b>410,056 sf</b>
<p><i>sf = square feet</i></p> <p><sup>a</sup> <i>Square footage is calculated pursuant to the Los Angeles Municipal Code (LAMC) definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as “[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, outdoor dining areas, and basement storage areas.</i></p> <p><i>Source: Eyestone Environmental, 2024.</i></p>		

**REQUESTED ACTIONS:**

- **A Vesting Class 2 Conditional Use Permit** for a Commercial Corner Development in an M zone, adjoining a R zoned lot, to allow:
  - Hours of operation outside the otherwise permitted hours of 7:00am to 11:00pm;
  - A maximum building height of 50 feet in lieu of the otherwise permitted height of 45 feet;
  - Commercial tandem parking, as otherwise not permitted; and
  - Less than 50 percent of the exterior walls and doors of a ground floor fronting adjacent streets containing transparent windows.
- **A Vesting Class 3 Conditional Use Permit** for a Major Development Project in the M1 Zone which creates more than 250,000 square feet of warehouse floor area.
- **A Project Review** to permit the development of a project which creates or results in an increase of 50,000 square feet or more of nonresidential floor area.
- Other discretionary and ministerial permits that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:** Based on the Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Aesthetics, Air Quality, Energy, Geology and Soils (Paleontological Resources), Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise and Vibration, Transportation, Tribal Cultural Resources, and Utilities and Service Systems (Energy Infrastructure).

**FILE REVIEW AND COMMENTS:** A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <https://planning.lacity.gov/development-services/eir> by searching for the Environmental Case No. or Project Name.

The environmental file is available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. Please contact the Staff Planner listed below to schedule an appointment.

Digital copies are also available for review at the following library locations:

1. Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
2. Westchester – Loyola Village Branch Library, 7114 West Manchester Avenue, Los Angeles, CA 90045
3. Playa Vista Branch Library, 6400 Playa Vista Drive, Los Angeles, CA 90094

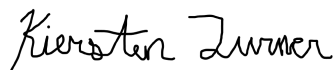
The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **September 20, 2024, no later than 4:00 P.M.**

Please direct your comments to:

**Mail:** Kiersten Turner  
City of Los Angeles, Department of City Planning  
221 North Figueroa Street, Room 1350  
Los Angeles, CA 90012

**E-mail:** Kiersten.Turner@lacity.org

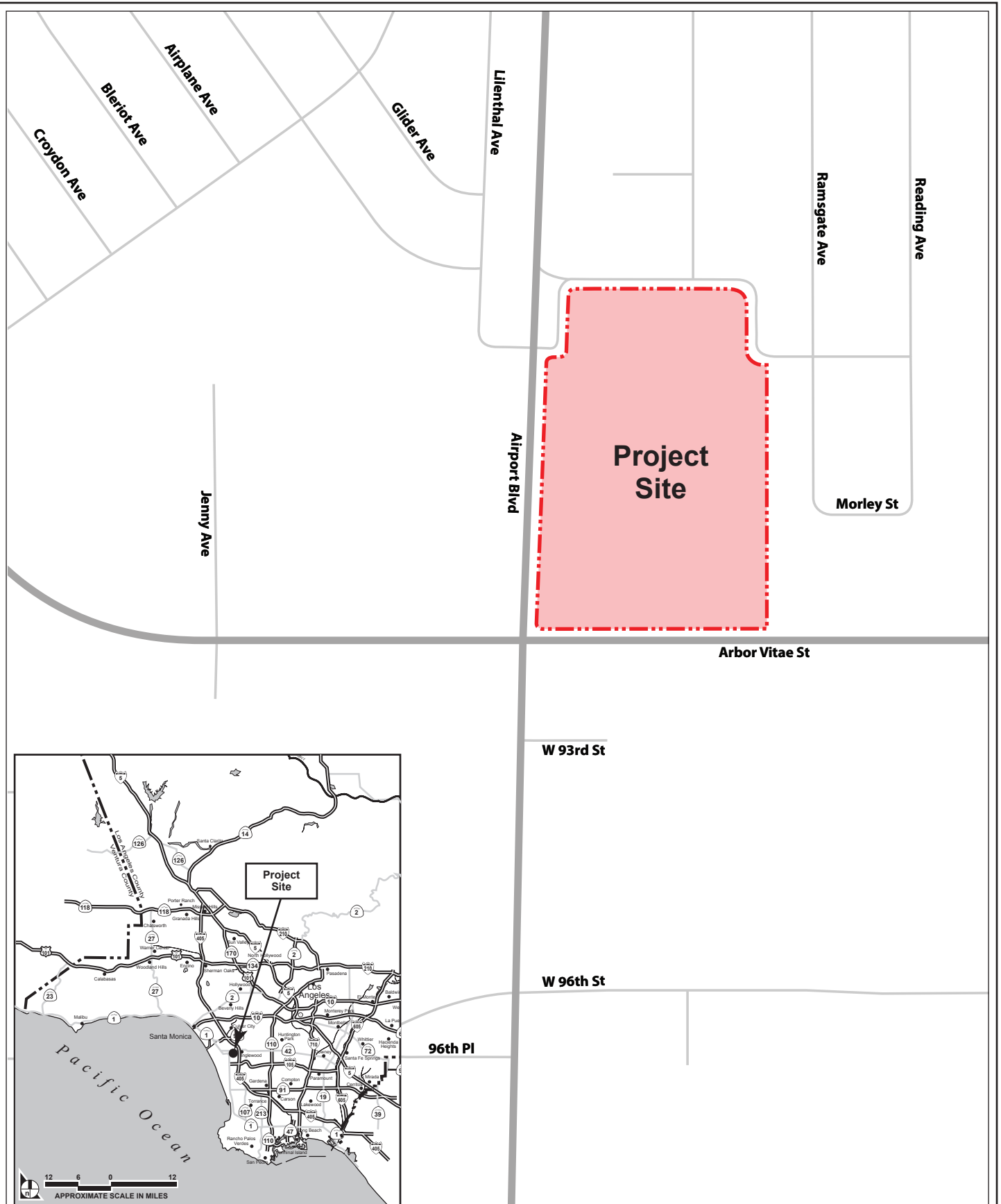
VINCENT P. BERTONI, AICP  
Director of Planning



Kiersten Turner, Planning Assistant  
Department of City Planning  
(213) 756-1731

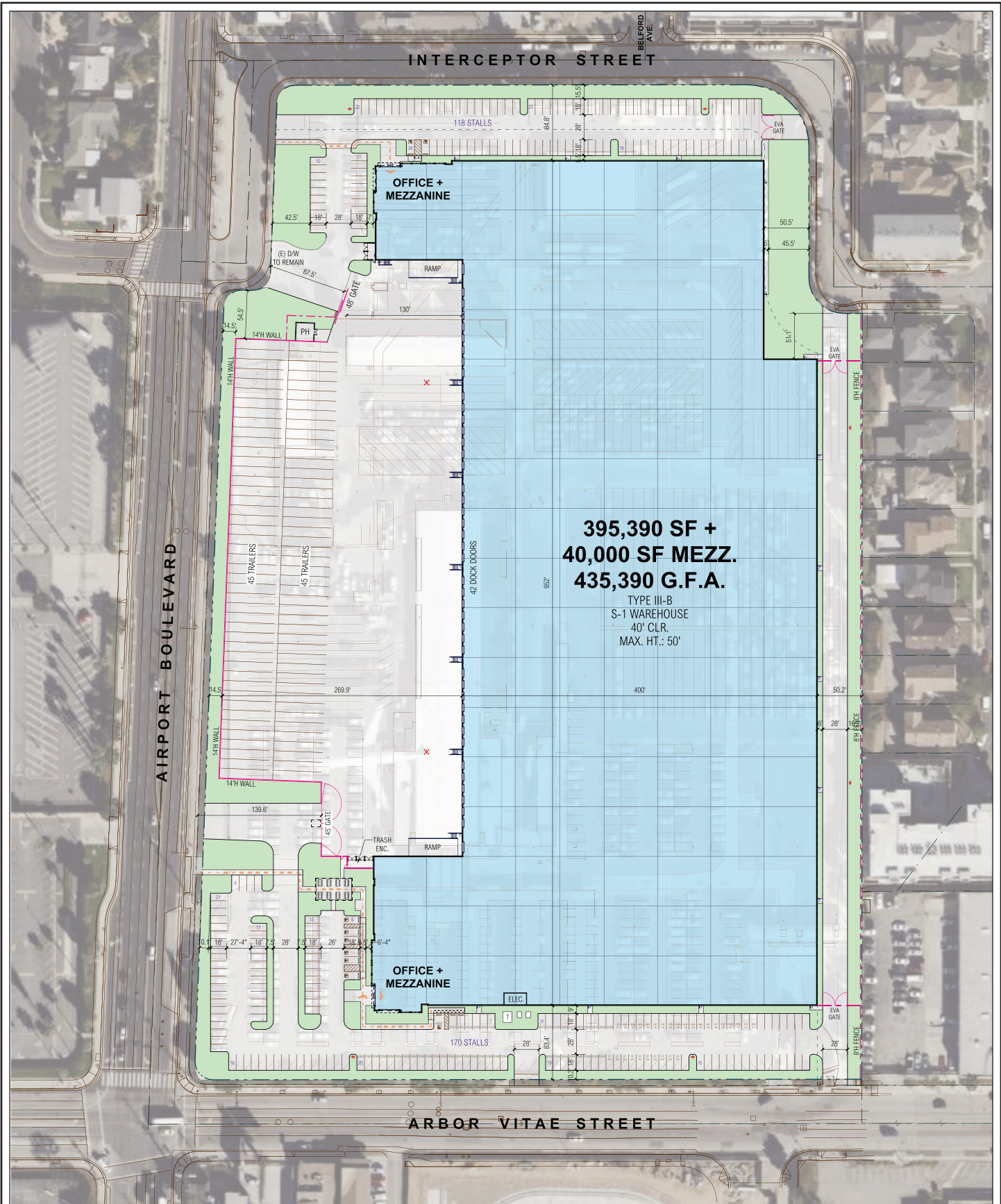
**Attachments:**

- Figure 1: Project Location Map
- Figure 2: Conceptual Site Plan – Option 1
- Figure 3: Conceptual Site Plan – Option 2



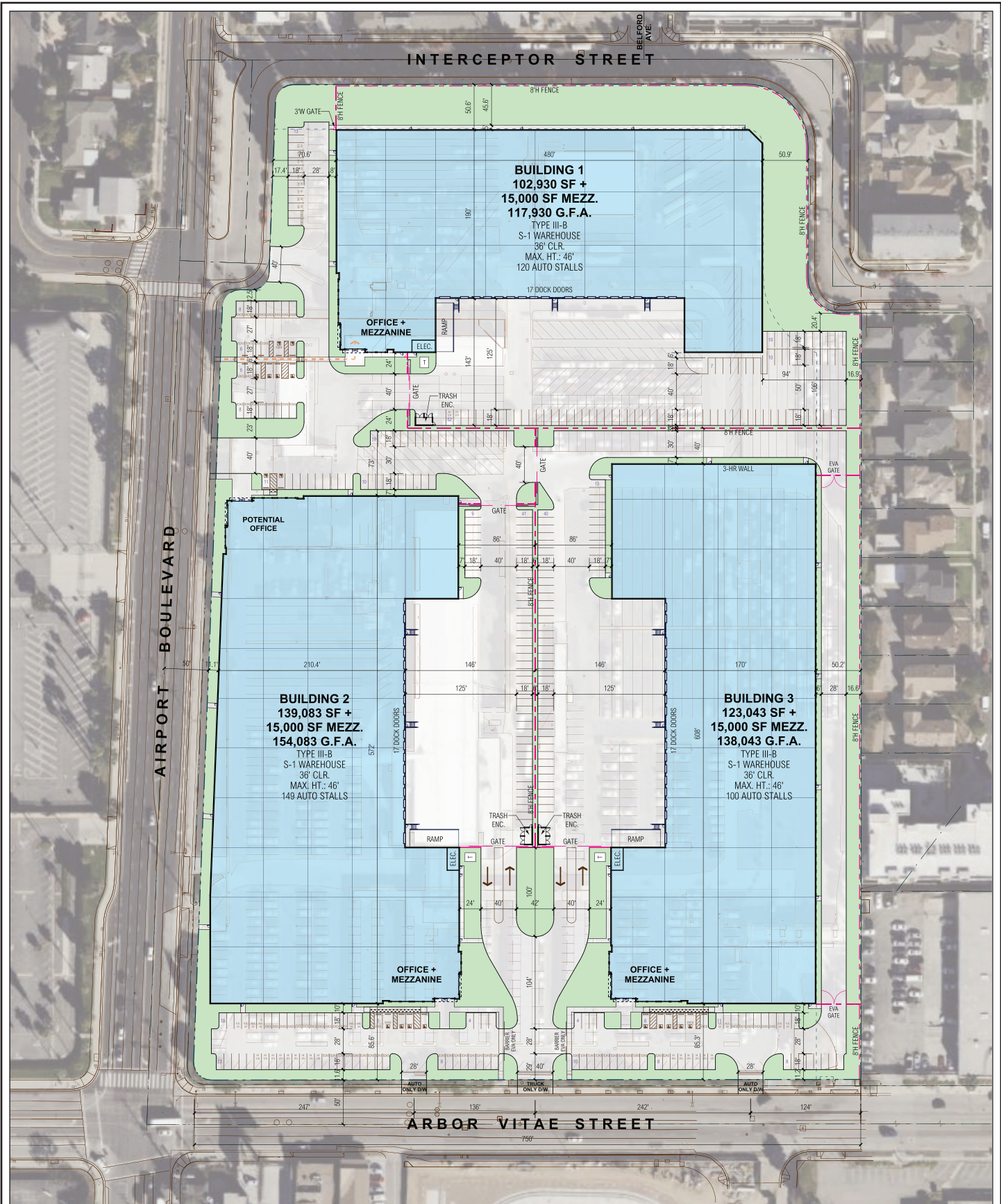
**Figure 1**  
Project Site and Development Area

Source: Eyestone Environmental, 2023.



**Figure 2**  
 Conceptual Site Plan - Option 1

Source: RGA Office of Architectural Design, 2024.



**Figure 3**  
 Conceptual Site Plan - Option 2

Source: RGA Office of Architectural Design, 2024.