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CITY PLANNING**

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May 24, 2016

**NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT
AND PUBLIC SCOPING MEETING**

CASE NO.: ENV-2015-4630-EIR

PROJECT NAME: 1375 St. Andrews Apartments

PROJECT APPLICANT: 1375 St. Andrews LLC

PROJECT LOCATION/ADDRESS: 1365–1375 St. Andrews Place, 5604-5632 W. De Longpre Avenue, and 5605-5607 W. Fernwood Avenue

COMMUNITY PLANNING AREA: Hollywood

COUNCIL DISTRICT: 13 – Mitch O'Farrell

DUE DATE FOR PUBLIC COMMENTS: June 23, 2016. See more information below.

SCOPING MEETING: June 7, 2016. See more information below.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Los Angeles' intent, as Lead Agency, to prepare an EIR for this project, which is located in an area of interest to you and/or the organization or agency you represent. This EIR will be prepared by outside consultants and submitted to the Department of City Planning, Environmental Analysis Section, for independent review and certification.

The Department of City Planning requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

A Scoping Meeting will be held to receive input from the public as to what environmental topics the EIR should study. No decisions about the project are made at the Scoping Meeting. The project description, location, and the potential environmental effects identified thus far are set forth in this document. Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR.

The Scoping Meeting is in an open house format. THIS IS NOT THE REQUIRED PUBLIC HEARING FOR MUNICIPAL CODE ENTITLEMENT REQUESTS which will be scheduled after the completion of the EIR. The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012. A copy of the Initial Study prepared for the project is not attached but may be viewed online at <http://planning.lacity.org> by clicking the “Environmental” tab, then “Notice of Preparation & Public Scoping Meetings.”

PROJECT LOCATION: The project site consists of an irregularly shaped area comprising approximately 1.7 acres at the southwest corner of the intersection of St. Andrews Place and W. De Longpre Avenue in Hollywood. The project site fronts approximately 330 feet along the west side of St. Andrews Place, 350 feet along the south side of De Longpre Avenue, and 100 feet along the north side of Fernwood Avenue (see Figure II-1, Regional Vicinity and Project Location). The project site is currently occupied by a charter school with a pool and concrete sports areas, a vacant building and asphalt play areas formerly used as a child care center, and an operating theater (see Figure-2, Aerial View of Project Site and Vicinity).

PROJECT DESCRIPTION: The project proposes the demolition of 35,057 square feet of existing buildings on the site, consisting of a two-story commercial structure occupied by Citizens of the World Silver Lake charter school and a single-story vacant commercial structure.

The project includes the construction of a new seven-story, 192,273 square-foot residential building with 185 residential units above a 1 ½ level subterranean parking garage, with a total of 251 on-site parking spaces. The project proposes a maximum height of 85 feet. The first level would consist of the residential lobby and parking, the second level would consist of residential units and parking, and the third through seventh level would consist of residential units. (see Figure 3, Conceptual Site Plan). The project would include public and private open space including a fitness facility, community rooms, two courtyards, park, park area, rear yard, and pool. Once complete, the project would total approximately 201,954 square feet, including the existing theater.

The existing theater building located on the project site at 5605–5607 Fernwood Avenue/1365 St. Andrews Place and operated by Assistance League of Los Angeles would be maintained on the site and continue operations as part of the project. No changes are proposed to the interior or exterior of the existing theater building.

REQUESTED ENTITLEMENTS: The Project Applicant is requesting ministerial and discretionary approvals as part of the project, including but not limited to: Site Plan Review for a project resulting in an increase of 50 residential units; Zoning Administrator’s Adjustment to allow a non-conforming front yard of 0 feet and non-conforming side yard of

7 feet for the existing building to remain; Zoning Administrator's Interpretation to determine that St. Andrews Place shall be the front yard, De Longpre Avenue and Fernwood Avenue shall be the side yards, and the western property line separating Lots 7 and 8 shall be the rear yard; and other required ministerial and discretionary building permits.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities.

PUBLIC SCOPING MEETING: A public scoping meeting in **an open house format** will be held to receive public comment regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 6:00 p.m. and 8:00 p.m. to view materials, ask questions, and provide comments. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. The location, date, and time of the public scoping meeting for this project are as follows:

Date: Tuesday, June 7, 2016
Time: 6:00 to 8:00 p.m.
Location: 1367 St. Andrews Place, Los Angeles, CA 90028

The enclosed materials reflect the current scope of the project (subject to change). The Department of City Planning welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 p.m. on June 23, 2016.** Written comments will also be accepted at the public scoping meeting described above.

Please direct your responses to:

Mail: Christina Toy-Lee
Major Projects and Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Fax: (213) 978-4656

Email: Christina.Toy-Lee@lacity.org

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The scoping meeting facility and its parking are wheelchair accessible.

Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the scoping meeting by calling Darlene Navarrete at (213) 978-1332.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.

Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a Darlene Navarrete a (213)978-1332.

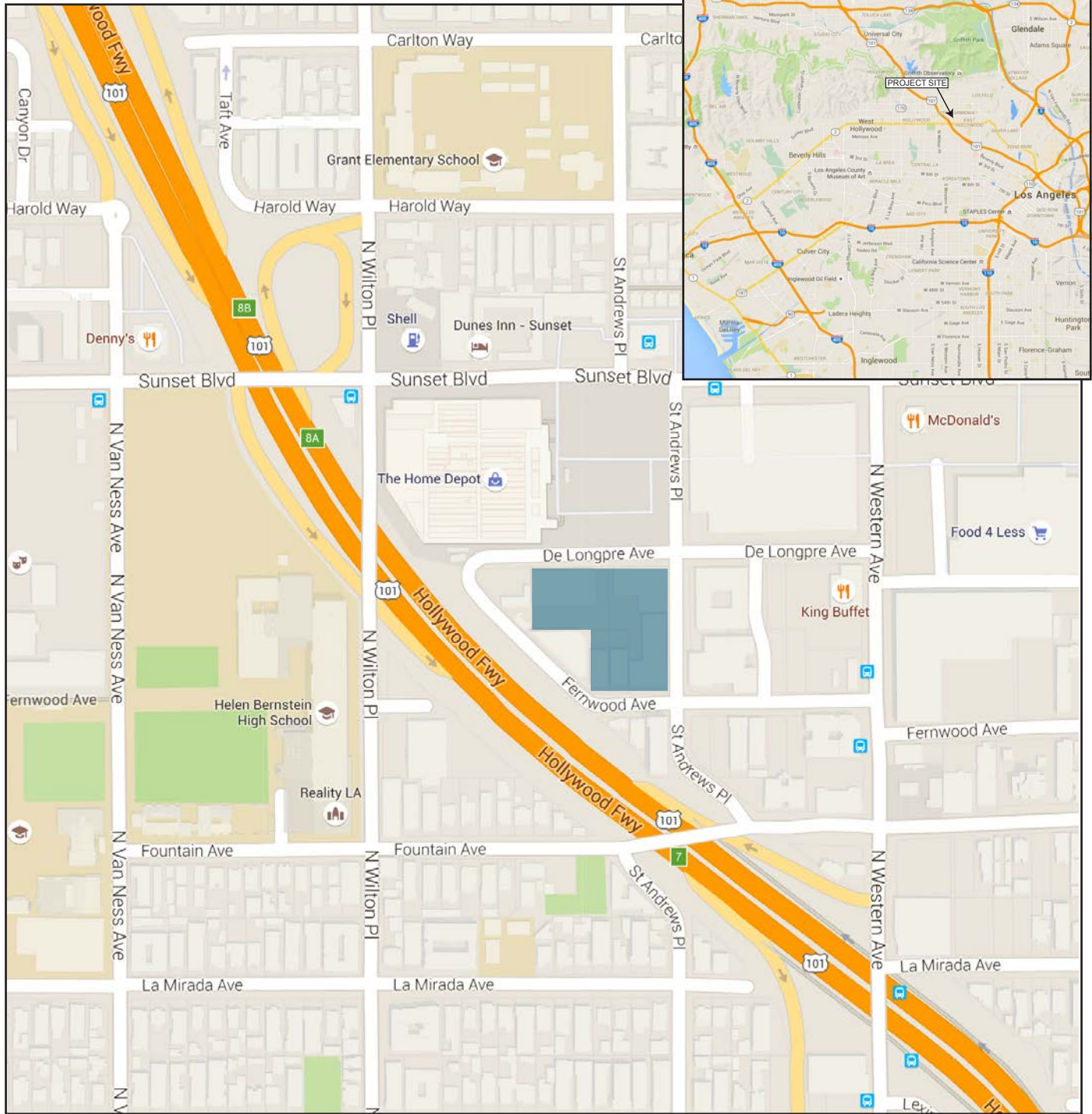
Vincent B. Bertoni
Director of City Planning



Christina T. Lee
City Planner
Major Projects and Environmental Analysis Section

Enclosures:

Figure 1 Regional Vicinity and Project Location
Figure 2 Aerial View of the Project Site and Vicinity
Figure 3 Conceptual Site Plan
Scoping Meeting Location and Parking Map
500-foot Radius Map



Project Site

Source: GoogleEarth, February 2016.

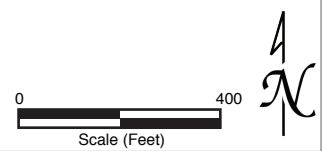


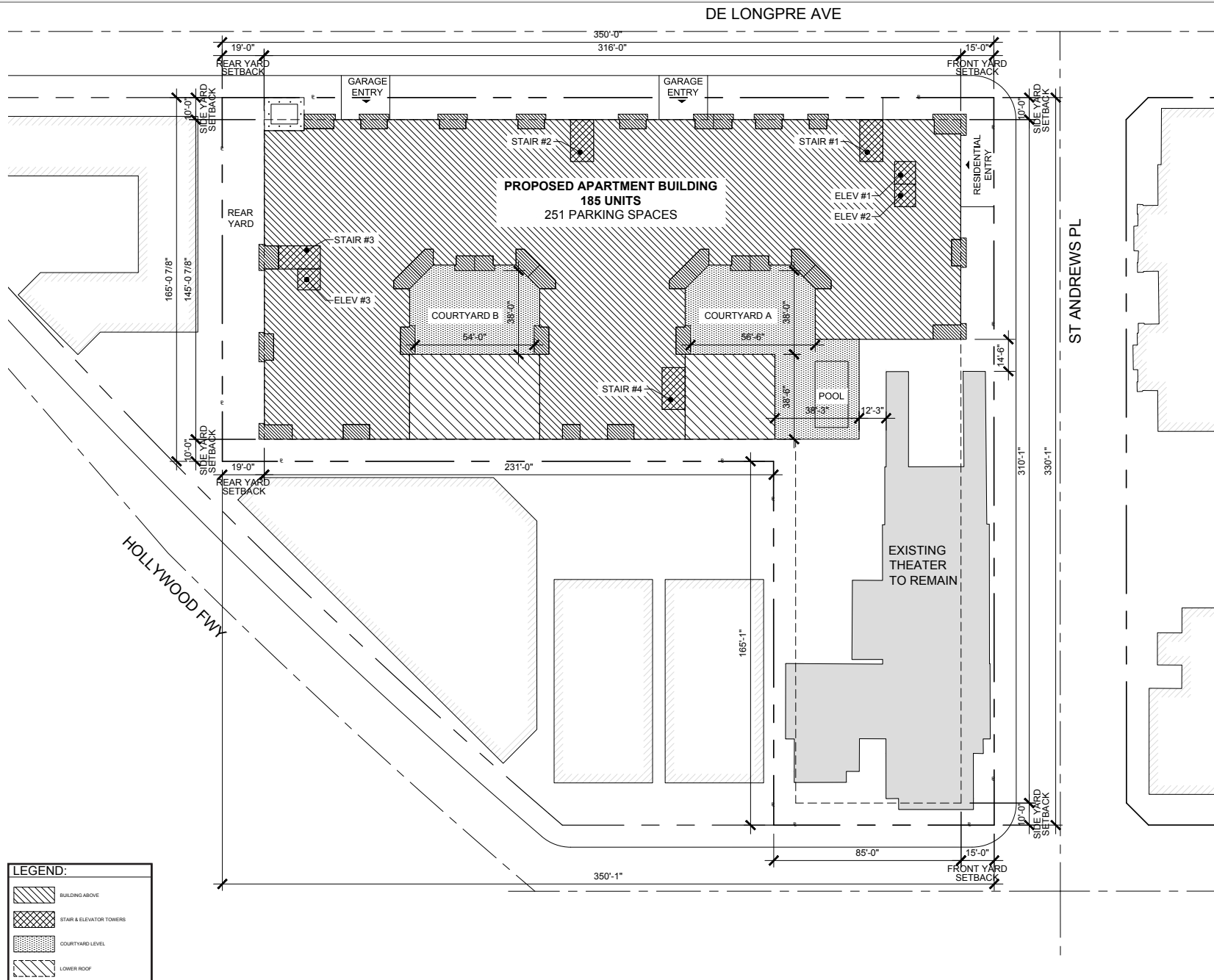
Figure 1
Regional Vicinity and Project Location



 Project Site

0 200
Scale (Feet)

Source: Google Earth, February 2016.



Scoping Meeting Location

Date: Tuesday, June 7, 2016

Time: 6:00 PM to 8:00 PM

Location: Children's Theater
1367 St. Andrews Place
Los Angeles, CA 90028



 Project Site

0 204
Scale (Feet)

Source: Google Earth, February 2016.



Scoping Meeting Location and Parking Map

