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June 3, 2016

**REVISED AND RECIRCULATED
NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT
AND
EXTENSION OF THE NOP COMMENT PERIOD**

Note: A revised Notice of Preparation (NOP) was sent out for the Project that is the subject of this notice on May 16, 2016. However, due to a discrepancy in the Project Address in the NOP, a revised NOP for the Project is being sent to inform the public of the corrected address and the related extension of the NOP comment period from June 15, 2016 to July 5, 2016. No changes to the Proposed Project have been made since distribution of the NOP on May 16, 2016.

CASE NO.: ENV-2015-2957-EIR

PROJECT NAME: Santa Monica and Barrington Mixed-Use Project

PROJECT APPLICANT: United El Segundo, Inc.

PROJECT LOCATION/ADDRESS: 11650-11674 W. Santa Monica Boulevard, 1551 S. Barry Avenue, 1601 S. Barry Avenue, and 1560 S. Barrington Avenue

COMMUNITY PLANNING AREA: West Los Angeles Community Planning Area

COUNCIL DISTRICT: CD 11 – Mike Bonin

DUE DATE FOR PUBLIC COMMENTS: 4:00 P.M., July 5, 2016

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.

This revision of this notice is to only notify you of the corrected address and the extension of the NOP comment period. A second Scoping Meeting is not required. A Scoping Meeting was held to receive input from the public as to what environmental topics the EIR should study. No decisions about the Project were 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 was held in order to solicit input regarding the content of the Draft EIR.

The Scoping Meeting was an open house format. THIS WAS 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 on the "Environmental" tab, then "Notice of Preparation & Public Scoping Meetings".

PROJECT LOCATION: The Project Site is located in the West Los Angeles Community Plan Area of the City of Los Angeles, bounded by Santa Monica Boulevard on the north, Barrington Avenue to the west, Barry Avenue to the east and Idaho Avenue to the south. The Project Site is approximately 2.6 acres (114,563 square feet). The site was previously developed with a Vons grocery store and other retail uses; however, the site is currently vacant with the exception of a temporary (trailer-mounted) cell tower located on the southeastern portion of the site. The entire site is paved and fenced.

PROJECT DESCRIPTION: The Proposed Project involves the redevelopment of a vacant, fenced lot, with the construction of a new 5-story, approximately 316,520 square-foot mixed-use development, with approximately 64,759 square feet of commercial/retail grocery store uses and 165 apartments over three levels of subterranean parking (approximately 334,835 square feet).

The Proposed Project would be 5-stories in height, with a maximum height of 62 feet. The Project would have a floor area ratio (FAR) of 3:1. The Proposed Project would provide a total of 545 (279 residential and 266 commercial) parking spaces.

REQUESTED PERMITS/APPROVALS: Discretionary entitlements, reviews, and approvals required for implementation of the Project would include, but may not be limited to:

- (1) A Vesting Zone Change from (T)(Q)C2-1VL to (T)(Q)C2-1VL to modify the (Q) conditions in order to accommodate the new Project.
- (2) A Density Bonus to permit a 165-unit rental housing development, with 19 units (or 11%) restricted to very low income households and 146 market rate rental units, and including:
 - 1) an on-menu incentive to allow a Floor Area Ratio of 3:1 in lieu of the maximum 1.5:1 otherwise permitted in the C2-1VL zone;
 - 2) an on-menu incentive to allow up to 56' in height in lieu of 45' otherwise permitted in the C2-1VL zone; and
 - 3) an off-menu incentive to permit an additional 6' in height, up to 62', and a grocery store in a five (5) story building.

- (3) A Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption in a full service grocery store including a restaurant/cafe and wine tasting area.
- (4) A Conditional Use to permit a wireless telecommunications facility consisting of four rooftop-mounted cellular antennas and supporting equipment cabinets.
- (5) Site Plan Review for a project resulting in an increase of more than 50,000 square feet of non-residential floor area and more than 50 dwelling units.

Pursuant to various sections of the LAMC, the Applicant will request approvals and permits from the Department of Building and Safety (and other municipal agencies) for Project construction activities including, but not limited to, the following: excavation, shoring, grading, foundation, haul route, removal of existing street trees, and building tenant improvements.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Air Quality; Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, Utilities, and Mandatory Findings of Significance.

PUBLIC SCOPING MEETING: The public scoping meeting was an open house format and was held to receive public comments regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants and Project representatives were available, but no formal presentation was scheduled. The public scoping meeting was held between 6:00 pm and 8:00 pm to view materials, ask questions, and provide comments. The location, date, and time of the public scoping meeting for this Project were:

Date: May 24, 2016
Time: 6:00 p.m. to 8:00 p.m.
Location: Felicia Mahood Senior Citizen Center
11338 Santa Monica Boulevard
Los Angeles, California 90025

The enclosed materials reflect the 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., July 5, 2016.** Written comments were also accepted at the public scoping meeting described above.

Please direct your comments to:

Mail:

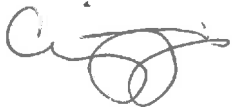
Christina Lee
Major Projects and Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Fax: (213) 978-4656

Email: Christina.toy-lee@lacity.org

ACCOMMODATIONS: Puede obtener información en Español acerca de esta junta llamando al (213) 978-1454.

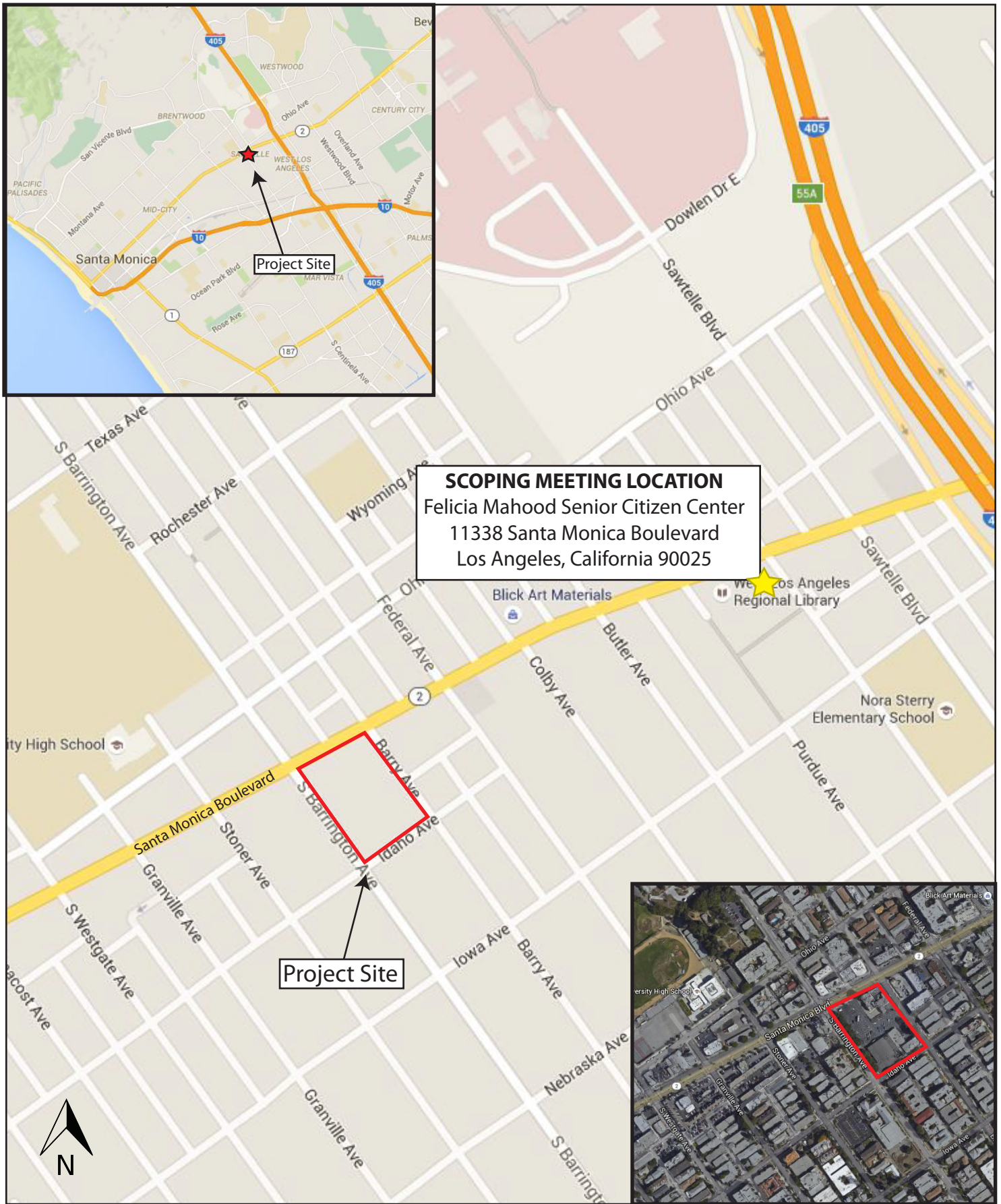
Vincent B. Bertoni
Director of City Planning

A handwritten signature in dark ink, appearing to read 'Christina T. Lee', with a stylized, looping flourish at the end.

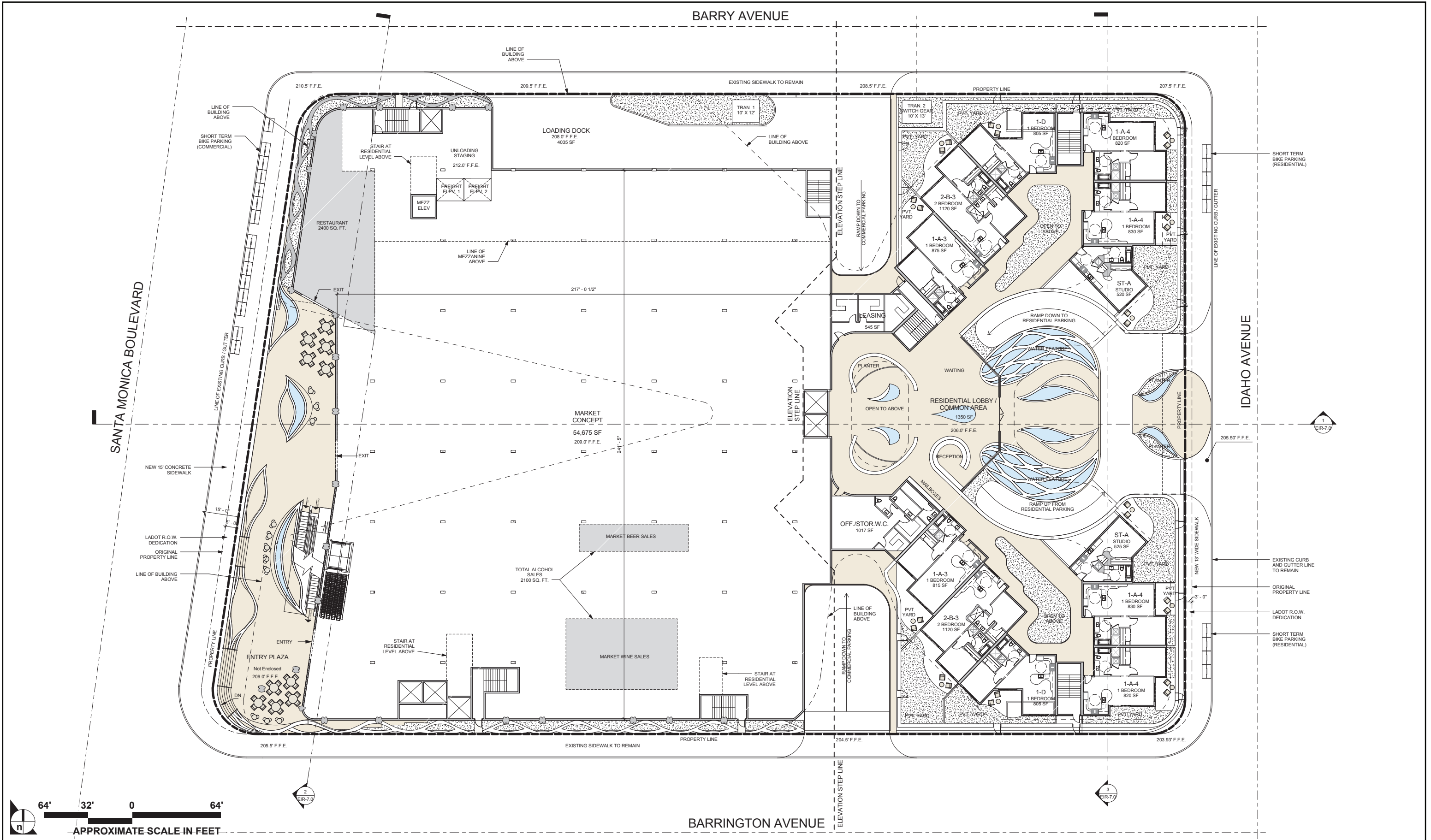
Christina T. Lee
City Planner
Major Projects and Environmental Analysis Section

Attachments:

Scoping Meeting Location Map (including Vicinity and Project Site)
Conceptual Site Plan
500-foot Radius Map



SOURCE: Google Maps, 2016



SOURCE: Landry Design Group, March 2016



LEGAL: LOTS 1-4, TRACT NO. 28272

C.D. 11
C.T. 2675.01
P.A. WEST LOS ANGELES

SOURCE: GC Mapping Service