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**May 9, 2016**

**NOTICE OF PREPARATION  
ENVIRONMENTAL IMPACT REPORT**

**CASE NO.:** ENV-2015-2957-EIR

**PROJECT NAME:** Santa Monica and Barrington Mixed-Use Project

**PROJECT APPLICANT:** United El Segundo, Inc.

**PROJECT LOCATION/ADDRESS:** 11650-16674 W. Santa Monica Boulevard., 1551 S. Barry Avenue, 1601 S. Barry Avenue, and 1560 W. 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., June 7, 2016

**SCOPING MEETING:** May 24, 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 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:** A public scoping meeting in **an open house format** will be 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 will be available, but no formal presentation is scheduled. You may stop by at any time between 6:00 pm and 8:00 pm 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:** May 24, 2016

**Time:** 6:00 p.m. to 8:00 p.m.

Arrive anytime between 6:00 p.m. – 8:00 p.m. to speak one-on-one with City staff and Project consultants

**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., June 7, 2016.** Written comments will also be 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:** 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

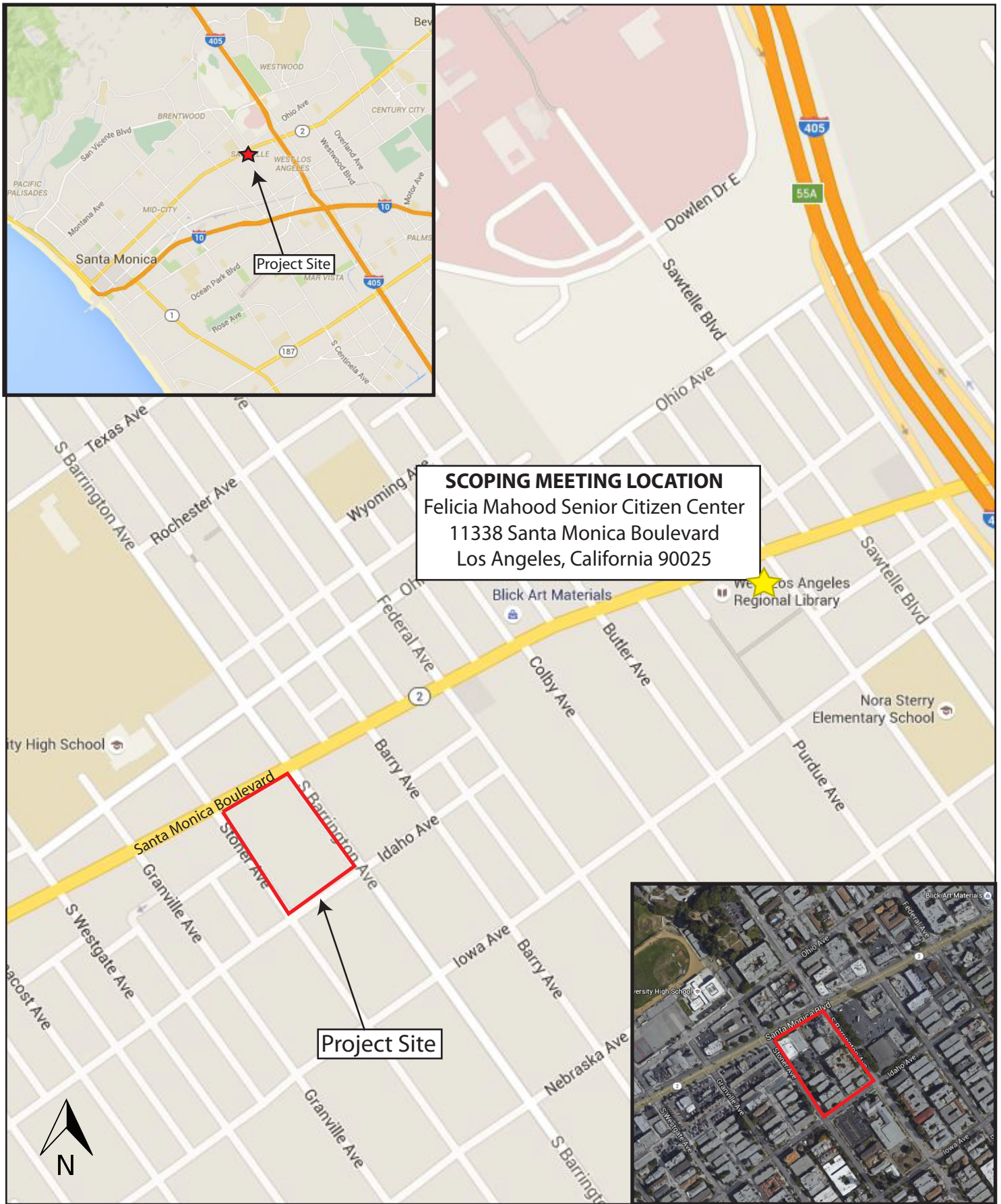
A handwritten signature in black ink, appearing to read 'Christina T. Lee'.

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

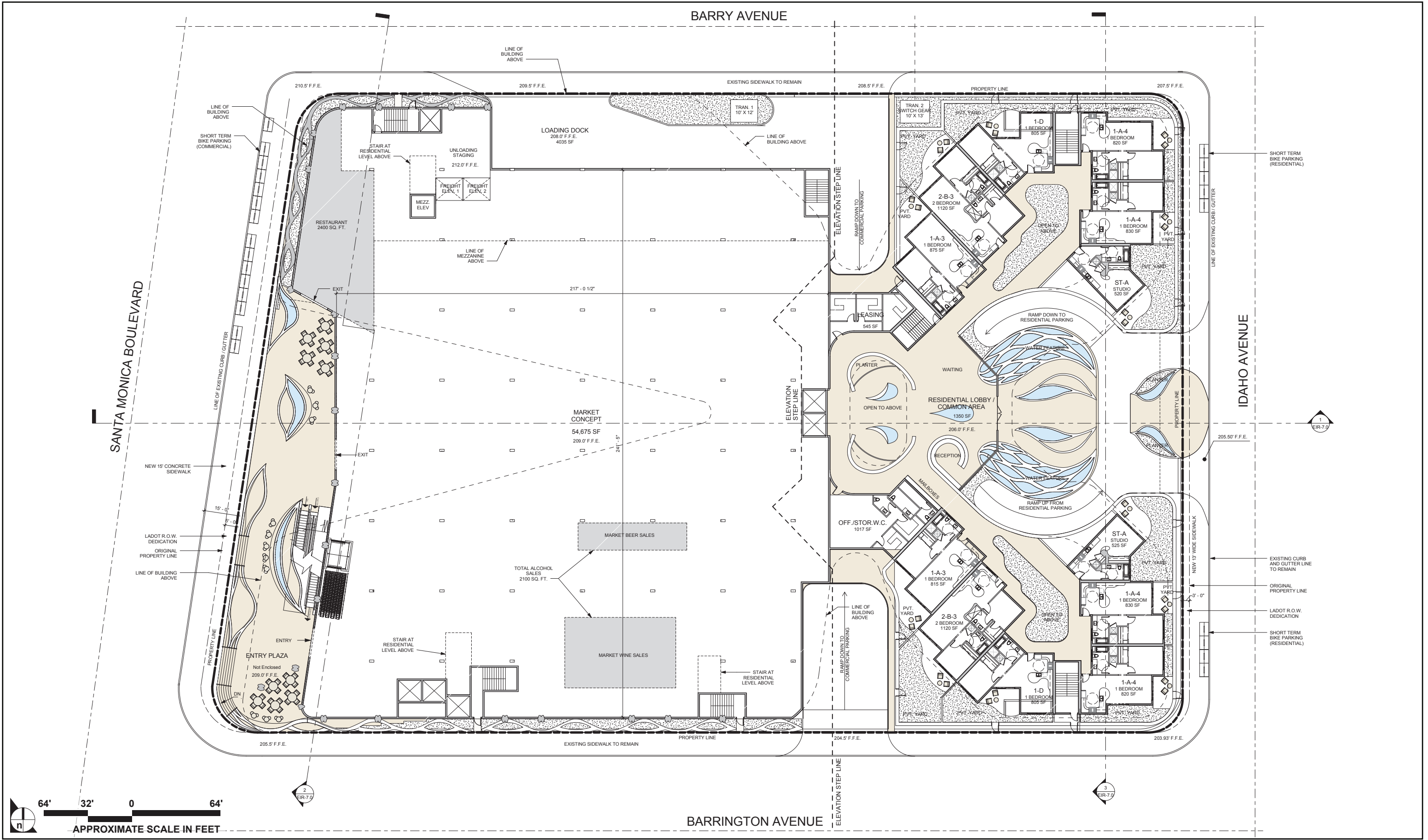
Attachments:

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





SOURCE: GC Mapping Service