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**NOTICE OF INTENT 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 negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: ENV-2020-6266-SCEA


Project Location: 2217-2235 ½ Sunset Blvd; 2216-2218 Elsinore Street; and 1121 Mohawk Street

Project Description: Echo Park Project (the "Project") encompasses a 1.14-acre site currently developed and partially developed with a mix of commercial and residential buildings. Additionally, there are 27 non-protected trees on the Project Site. The Project includes demolition and removal of all existing structures and trees from the Project Site and development of the site with a 153,781-square-foot, 176-unit multi-family residential building with three levels of parking (203 vehicle parking spaces), including one level of subterranean parking. Eighteen of the units would be designated for Extremely Low-Income Households. The Project also includes a total of 125 bicycle parking spaces and 19,427 square feet of open space. The seven-story building would reach 79 feet in height. All removed trees would be replaced in accordance with the City's tree replacement requirements. Construction of the Project is estimated to occur over a 28-month period and would include the export of approximately 47,000 cubic yards of soil. To allow for implementation of the Project, the Project Applicant is requesting the following entitlements: 1) Pursuant to the TOC Guidelines and LAMC Section 12.22.A.31, ministerial clearances for a Tier 3 density increase of up to 70 percent to allow a maximum of 176 units in lieu of 101 units, to allow increased floor area ratio (FAR) of up to 3.75:1 in the [Q]C2-1VL portion of the site and up to 4.5:1 in the R3-1VL portion of the site, and to allow reduced parking; 2) Pursuant to the TOC Guidelines and LAMC Section 12.22.A.31, additional incentives to allow the RAS3 zone five-foot side yard setback in the C zone in lieu of the otherwise required ten-foot side yard setbacks; to allow a 22-foot increase of the permitted height for a maximum height of 79 feet in lieu of 57 feet; and to allow the averaging of floor area, density, parking and open space, and to allow vehicular access from a less restrictive zone to a more restrictive zone; and 3) Pursuant to LAMC Section 16.05, Site Plan Review approval..

Schedule: The City of Los Angeles will receive comments on the Sustainable Communities Environmental Assessment beginning March 25, 2021 for 30 days, ending April 26, 2021. The

City of Los Angeles, as lead agency, will make a determination on the project, following a public 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 Obiamaka Ude at Obiamaka.Ude@lacity.org or (213)978-1394 to schedule an appointment to review the case file.

Signature:  _____ Date: March 22, 2021