

# Chapter I

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## Introduction

### 1. Purpose of the Final EIR

The City of Los Angeles (City), as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared this Final Environmental Impact Report (Final EIR) for the proposed Santa Monica and Barrington Mixed-Use Project (Project). This document, in conjunction with the Draft Environmental Impact Report (Draft EIR), comprise the Final EIR.

As described in Sections 15088, 15089, 15090 and 15132 of the State CEQA Guidelines, the Lead Agency must evaluate comments received on the Draft EIR and prepare written responses and consider the information contained in the Final EIR before approving the Project. Pursuant to State CEQA Guidelines Section 15132, the Final EIR must consist of: (a) the Draft EIR or a revision of the Draft; (b) comments and recommendations received on the Draft EIR either verbatim or in summary; (c) a list of persons, organizations, and public agencies commenting on the Draft EIR; (d) the responses of the Lead Agency to significant environmental points raised in the review and consultation process; and (e) any other information added by the Lead Agency.

Accordingly, the Final EIR for the Project is comprised of two parts as follows:

Part 1: Draft EIR and Technical Appendices

Part 2: Final EIR and Technical Appendices

### 2. Project Summary

The proposed project is a five-story, 316,520 square-foot (sf), infill mixed-use development, consisting of 64,759 sf of commercial (grocery store, restaurant and office) uses, 180 residential units (20 of which would be set aside of Very Low Income households), recreation/open space areas, and a three level, subterranean parking garage (up to 40.0 feet in depth) with 594 parking spaces (277 commercial parking spaces and 317 residential parking spaces). The project would include 292 (206

residential and 86 commercial) bicycle parking spaces. The project would be five stories tall, up to a maximum of 62 feet in height, and would have a floor area ratio (FAR) of 3:1. The project would also include the installation of nine rooftop-mounted cellular antennas and supporting equipment cabinets. A detailed description of the project components and architecture design is provided in **Section II., Project Description** of the Draft EIR.

Discretionary entitlements and approvals required for the Project are anticipated to include, but are not necessarily limited to, the following:

1. A Vesting Zone Change from C2-1VL, R3-1VL, and P-1VL to (T)(Q)C2-1VL.
2. A Density Bonus Compliance Review for a Density Bonus Housing Development Project with 180 residential units and a grocery store, setting aside at least 11 percent (20 units) of its by-right units (160 units) as Very Low Income Restricted Affordable Units, and requests for the following two On-Menu Affordable Housing Incentives and one Off-Menu Affordable Housing Incentive: 1) an On-Menu Incentive to increase in the maximum Floor Area Ratio (FAR) to allow a 3:1 FAR in lieu of a 1.5 FAR otherwise permitted in the C2-1VL zone; 2) an On-Menu Incentive to increase the maximum building height to allow a height of 56 feet in lieu of 45 feet otherwise permitted in the C2-1VL zone; and 3) an Off-Menu Affordable Housing Incentive to increase the maximum building height an additional 6 feet to allow a height of up to 62 feet in lieu of 45 feet.
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 grocery store including a restaurant/cafe and wine tasting area.
4. A Conditional Use to permit the installation of nine rooftop-mounted cellular antennas and supporting equipment cabinets, i.e. a 'wireless telecommunications facility'.
5. Site Plan Review to allow construction of a proposed development project which will create an increase of more than 50,000 gross square feet of non-residential floor area and/or more than 50 dwelling units.
6. A Street Vacation to vacate an approximately two-foot wide portion of the northeasterly side of Barrington Avenue right of way for a length of approximately 360 feet, between the northerly intersection with Santa Monica Boulevard and southerly intersection with Idaho Avenue.

7. Other permits, ministerial or discretionary, may be necessary in order to execute and implement the project. Such approvals may include, but are not limited to: landscaping approvals, exterior approvals, permits for driveway curb cuts, storm water discharge permits, haul route permits, grading permits, and installation and hookup approvals for public utilities and related permits.

### **3. Overview of the CEQA Public Review Process for the Final EIR**

In compliance with the State CEQA Guidelines, the City as the Lead Agency for the Project, has provided opportunities for the public to participate in the environmental review process. As described below, throughout the environmental review process, an effort was made to inform, contact, and solicit input from the public and various Federal, State, regional, and local government agencies and other interested parties on the Project.

#### **a) Initial Study/Notice of Preparation**

In compliance with Section 15082 of the State CEQA Guidelines, the City has provided opportunities for the public to participate in the environmental review process. In compliance with Section 21080.4 of the California Public Resources Code, a Notice of Preparation (NOP) was prepared by the Department of City Planning and distributed to the State Clearinghouse, Office of Planning and Research, identified responsible and trustee agencies, owners and occupants within a 500-foot radius of the Project Site, members of the public, as well as interested parties on May 6, 2016. The purpose of the NOP was to formally convey that the City was preparing a Draft EIR for the Project and to solicit input regarding the scope and content of the environmental analysis to be included in the Draft EIR. A revised NOP was sent out for the Project on May 16, 2016. The revised NOP did not include any changes to the Project description. However, due to a discrepancy in the Project address in the revised NOP, a second revised NOP for the Project was sent out on June 3, 2016, 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.

The NOP included notification for a public scoping meeting on May 25, 2016. The meeting was held in an open house or workshop format and provided interested

individuals, groups, and public agencies the opportunity to view materials, ask questions, and provide written comments to the City regarding the scope and focus of the Draft EIR.

A copy of the Initial Study prepared for the Project was not attached to the NOP, but was made available to the responsible and trustee agencies, as well as to the public on the City's website at <http://planning.lacity.org> by clicking on the "Environmental" tab, then "Notice of Preparation & Public Scoping Meetings". The Initial Study identified those environmental topics for which the Project could have adverse environmental effects and concluded that an EIR would need to be prepared to document these effects. Written comments were received from four agencies (the California Department of Transportation [Caltrans], the California Native American Heritage Commission [NAHC], the Southern California Air Quality Management District [SCAQMD], and the Los Angeles County Metropolitan Transportation Authority [Metro]), one neighborhood organization, and from 19 interested parties during the scoping period. Refer to Appendix A-1 of the DEIR for a copy of the Initial Study and NOP, and refer to Appendix A-2 of the DEIR for written comments submitted to the Planning Department in response to the NOP.

## **b) Draft Environmental Impact Report**

In accordance with the provision of Sections 15085(a) and 15087(a)(1) of the State CEQA Guidelines, the City, serving as the Lead Agency: (1) published a Notice of Completion and Availability (NOC/NOA) of a Draft EIR in the Los Angeles Times and posted the notice with the Los Angeles County Clerk, indicating that the Draft EIR was available for review at the City's Planning Department (Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012); (2) provided copies of the NOC/NOA and Draft EIR to the Los Angeles Central Library, the West Los Angeles Regional Library, and the Donald Bruce Kauffman Brentwood Branch Library; (3) posted the NOC/NOA and the Draft EIR on the Department of City Planning's website (<http://planning.lacity.org>); (4) prepared and transmitted a Notice of Completion (NOC) as well as CD copies of the Draft EIR to the State Clearinghouse, Governor's Office of Planning and Research for distribution to State Agencies; (5) sent the NOC/NOA to all property owners and occupants within 500 feet of the Project Site; and (6) sent the NOC/NOA to the last known names and addresses of all organizations and individuals who previously requested such notice in writing. The public review period commenced

on December 27, 2018 and ended on February 11, 2019 for a total of 47 days. During the Draft EIR public review period, the City Planning Department received 57 comment letters on the Draft EIR from agencies, organizations, and individuals through written correspondence and emails (48 of the letters stated duplicate comments). Comments received during the public review period are presented and responded to in Chapter II, Responses to Comments, of the Final EIR.

### **c) Final Environmental Impact Report**

Before approving a project, CEQA requires the Lead Agency to prepare and certify a Final Environmental Impact Report (Final EIR). The Draft EIR and the Final EIR will be submitted to the decision-makers for consideration of certification in connection with action on the Project.

The Final EIR is available for public review at the Department of City Planning:

Milena Zasadzien  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012

The Final EIR will also be available for view at the following library repositories:

1. Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
2. West Los Angeles Regional Library, 11360 Santa Monica Boulevard, Los Angeles, CA 90025
3. Donald Bruce Kauffman Brentwood Branch Library, 11820 San Vicente Blvd, Los Angeles, CA 90049

The Final EIR is also available online at the Los Angeles Department of City Planning's website at <http://planning.lacity.org> (click on the "Environmental Review" tab on the left-hand side, then "Final EIR", and click on the Project title). The Final EIR can be purchased on CD-ROM for \$5.00 per copy. Contact Milena Zasadzien of the City of Los Angeles at [Milena.Zasadzien@lacity.org](mailto:Milena.Zasadzien@lacity.org) or (213) 847-3636 to purchase the CD-ROM.

CEQA requires that the lead agency provide each agency that commented on the Draft EIR with a copy of the lead agency's proposed response at least 10 days before certifying the Final EIR.

## 4. Organization of the Final EIR

The Final EIR consists of the following four chapters:

**Chapter I, Introduction:** This chapter describes the purpose of the Final EIR, provides a summary of the Project, summarizes the Draft and Final EIR public review process, and presents the contents of the Final EIR.

**Chapter II, Responses to Comments:** This chapter presents all comments received by the City during the 47-day public review period for the Draft EIR (December 27, 2018 through February 11, 2019) as well as responses to those comments. Letters received during the public comment period are included in Appendix A, Original Comment Letters, to the Final EIR.

**Chapter III, Revisions, Clarifications, and Corrections:** This chapter includes revisions to the Draft EIR that represent minor changes or additions in response to some of the comments received on the Draft EIR and additional edits to provide clarification of Draft EIR text. These changes do not add significant new information that would affect the analysis or conclusions presented in the Draft EIR.

**Chapter IV, Mitigation Monitoring Program:** The Mitigation Monitoring Program (MMP) is the document that will be used by the enforcement and monitoring agencies responsible for the implementation of the Project's mitigation measures and Project Design Features. Mitigation measures and Project Design Features are listed by environmental topic.

**Appendix A:** Original Comment Letters

**Appendix B:** Supplemental Traffic Analysis

**Appendix C:** Metro Supplemental Documents