



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

February 7, 2020

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2017-1015-EIR
<b>PROJECT NAME:</b>	Prologis Vermont and Redondo Project
<b>PROJECT APPLICANT:</b>	Prologis L.P.
<b>PROJECT ADDRESS:</b>	15116-15216 South Vermont Avenue and 747-861 West Redondo Beach Boulevard, Los Angeles, CA 90247
<b>COMMUNITY PLAN AREA:</b>	Harbor Gateway
<b>COUNCIL DISTRICT:</b>	15 – Buscaino
<b>PUBLIC COMMENT PERIOD:</b>	February 7, 2020 – March 9, 2020
<b>SCOPING MEETING:</b>	February 19, 2020, 5:00 p.m. - 7:00 p.m. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Prologis Vermont and Redondo Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

## PROJECT LOCATION AND EXISTING ON-SITE USES:

The approximately 16-acre Prologis Vermont and Redondo Project site is a vacant site located at the northwest corner of South Vermont Avenue and West Redondo Beach Boulevard in the Harbor Gateway Community Plan Area of the City of Los Angeles. The Harbor Freeway (SR 110) is located approximately 0.13 miles east of the Project site.

The Project Site is located on the Los Angeles City boundary with the City of Gardena. Properties across Vermont Avenue to the west are located in Gardena. Surrounding land uses consist of a mix of medium to low-medium density residential, commercial, light industrial, open space, and institutional uses. Surrounding properties to the south across Redondo Beach Boulevard include one- and two-story, single- and multi-family dwellings, a Mobil gas station at the southeast corner of Vermont Avenue and West Redondo Beach Boulevard, and a Hustler

Casino to the southwest. A shopping complex is located to the east across Orchard Avenue; an open-air trash transfer/recycling center is immediately to the northeast; and Rosecrans Recreation Center (active and passive use park) is located to the north across a railroad right-of-way for a freight line. To the west across Vermont Avenue and the railroad right-of-way are commercial businesses, the Kei-Ai Southbay Healthcare Center (rehabilitation facility), and the Memorial Hospital of Gardena (see attached Project Location Map). First Southern Baptist Church and Amestoy Elementary School are located in the vicinity across Vermont Avenue to the northwest.

#### PROJECT DESCRIPTION:

The Project involves the construction, use and maintenance of a one-story (with a 25,000 square-foot mezzanine), 53-foot tall, 340,298 square-foot warehouse/manufacturing/high-cube warehouse/distribution center with a total of 219 automobile parking spaces and 32 bicycle parking spaces. The project also includes 36 dock high truck loading positions and parking for up to 71 trailers. The Project site was previously developed with four buildings totaling 505,291 square feet. All above-grade structures were demolished in 2010 and 2011.

#### Proposed Uses

Proposed Uses	Maximum Sizes
<b><i>Industrial land uses</i></b>	
Industrial	310,298 sf
Office	30,000 sf
<b>Total Industrial</b>	<b>340,298 sf</b>

#### REQUESTED ACTIONS:

1. Major Development Conditional Use Permit for a development which creates over 250,000 square feet or more of warehouse floor area
2. Commercial Corner Development Conditional Use Permit to allow 24-hour operation in lieu of the otherwise permitted 7 a.m. to 11 p.m. and to allow exterior walls consisting of less than 50 percent window glazing
3. Zoning Administrator's Adjustment to allow a maximum building height of 53 feet in lieu of the otherwise permitted 45 feet; and
4. Site Plan Review for a development which creates or results in an increase of more than 50,000 square feet of non-residential floor area.

#### POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR:

Air Quality, Cultural Resources, Energy, Geology and Soils (paleontological resources), Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources.

**PUBLIC SCOPING MEETING:** A Public Scoping Meeting will be held in **an open house format** to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests, will be scheduled after the completion of the EIR. The date, time, and location of the Public Scoping Meeting are as follows:

**Date:** Wednesday, February 19, 2020  
**Time:** 5:00 p.m. – 7:00 p.m.  
**Location:** Dae Hueng Church located at 15411 S. Figueroa St, Gardena, CA 90248

**Free Parking is Available at the Scoping Meeting Location (see attached map)**

**FILE REVIEW AND COMMENTS:**

The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa St, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning4la.com/development-services/eir>.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **Monday March 9, 2020 no later than 4:00 p.m.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

**Mail:** Jivar Afshar  
City of Los Angeles, Department of City Planning  
221 N. Figueroa St, Suite 1350  
Los Angeles, CA 90012

**E-mail:** [jivar.afshar@lacity.org](mailto:jivar.afshar@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 Public 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 written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP  
Director of Planning

Jivar Afshar  
Major Projects Section  
Department of City Planning  
(213) 847-3630

**Attachments:**

Figure 1 – Project Location Map and Scoping Meeting Location  
Figure 2 – Site Plan

***Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.***

***Para más información llame a Jivar Afshar al (213) 847-3630.***

***질문이나 정보를 원하시면 Jivar Afshar (지바르)에게 전화주세요 (213) 847-3630.***



Figure 1 – Project Location Map and Scoping Meeting Location



--- Project Boundary

0 500  
Scale (Feet)



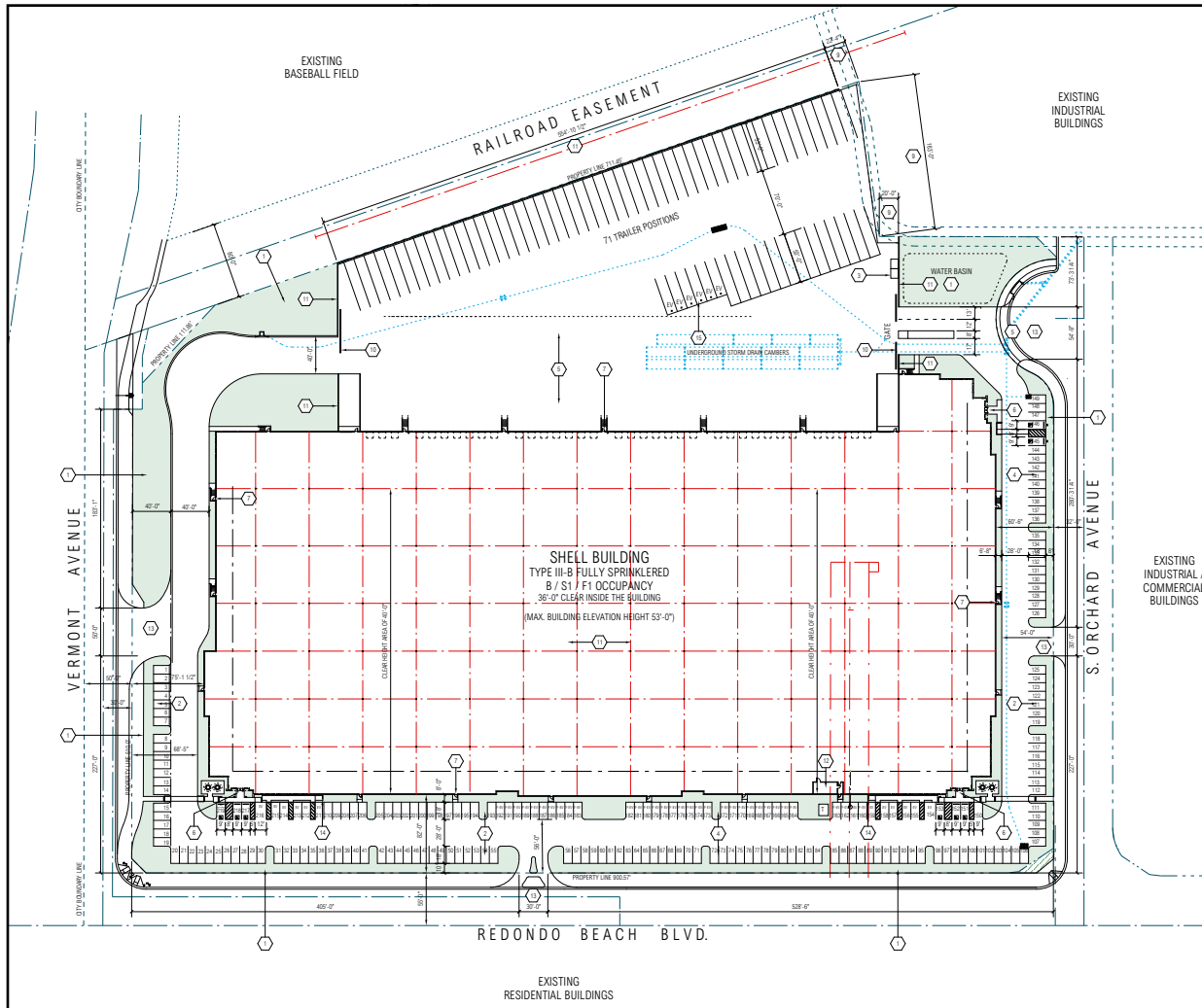
Source: Nearmap, 2020

PlaceWorks



Figure 2 – Site Plan

3. Project Description



PROJECT DATA

SITE ZONING:	M2-1VL-0 (LIGHT MANUFACTURING)
GROSS SITE AREA:	697,271 SF / 16.00 AC
NET SITE AREA:	656,062 SF / 15.06 AC

BUILDING FOOTPRINT:	315,298 SF
MEZZANINE:	25,000 SF
TOTAL AREA:	340,298 SF

LOT COVERAGE:	48.05 %
FAR COVERAGE:	51.86 %

PARKING REQUIRED:	
1/500 SF FIRST 10,000 SF OFFICE (LESS THAN 10%)	20 STALLS
1/500 SF OVER 10,000 SF (OFFICE 20,000 SF)	40 STALLS
1/500 SF FOR MANUFACTURING (20,000 SF)	40 STALLS
1/500 SF FIRST 10,000 SF WAREHOUSE	20 STALLS
1/5,000 SF AFTER 10,000 SF WAREHOUSE	56 STALLS
TOTAL REQUIRED:	176 STALLS

PARKING PROVIDED:	
STANDARD STALLS	211 STALLS
COMPACT STALLS	00 STALLS
ACCESSIBLE STALLS	8 STALLS
TOTAL PROVIDED	219 STALLS

LANDSCAPE AREA	
TOTAL SITE (10.40%)	68,244 SF

REQUIRED BICYCLE PARKING	
SHORT TERM	12 STALLS
LONG TERM	12 STALLS

PROVIDED BICYCLE PARKING	
SHORT TERM	16 STALLS
LONG TERM	16 STALLS

ELECTRICAL CHARGING STATIONS (5% INSTALLED)	12 STALLS
ELECTRICAL CHARGER READY (15% FUTURE STALLS)	33 STALLS

BUILDING HEIGHT:	53'-0" FROM FINISH EXTERIOR GRADE
------------------	-----------------------------------

0 200  
Scale (Feet)

