



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

August 15, 2019

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2018-2993-EIR
<b>PROJECT NAME:</b>	Sepulveda Palms Project
<b>PROJECT APPLICANT:</b>	Balboa Cove Group, LP
<b>PROJECT ADDRESS:</b>	3443 South Sepulveda Boulevard Los Angeles, CA 90034
<b>COMMUNITY PLAN AREA:</b>	Palms – Mar Vista – Del Ray
<b>COUNCIL DISTRICT:</b>	CD 5 – Koretz
<b>PUBLIC COMMENT PERIOD:</b>	August 15, 2019 - September 16, 2019
<b>SCOPING MEETING:</b>	August 29, 2019, 6:00 p.m. - 8:00 p.m. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Sepulveda Palms 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 Project Site is located at 3443 South Sepulveda Boulevard, in the Palms-Mar Vista-Del Ray Community Plan area of the City of Los Angeles, approximately 3.8 miles east of the Pacific Ocean. The Project Site is bounded by South Sepulveda Boulevard to the east, the I-405 freeway to the west, existing parking and office land uses to the north, and Palms Boulevard to the south. There are no known hazardous sites associated with the Project Site according to California Department of Toxic Substances Control's (DTSC) EnviroStor database, State Water Resources Control Board's (SWRCB) GeoTracker database, and DTSC's current "Cortese" list.

(See attached Project Location Map).

**PROJECT DESCRIPTION:**

The Project proposes demolition of an approximately 37,900 square-foot commercial building and associated surface parking lot, and the construction of a seven-story mixed-use building with 409 apartment units and approximately 60,000 square feet of retail and restaurant space. The total proposed floor area is approximately 430,864 gross square feet. Of the 409 apartment units, 11 percent of the base density of 303 units (or 34 units) would be reserved for Very Low Income households. The Project would be accessed from South Sepulveda Boulevard and Palms Boulevard. Vehicle parking would be provided in three subterranean levels, which would accommodate 844 spaces. Bicycle parking would be provided on the ground floor, which would accommodate 207 long-term and 48 short-term spaces. The proposed building would reach a height of approximately 86 feet above grade.

**Existing Uses to be Removed**

Existing Uses	Sizes
<b>Commercial Land Uses</b>	
College Student Art Studio	37,900 sf
<b>Total Commercial</b>	<b>37,900 sf</b>

**Proposed Uses**

Proposed Uses	Maximum Sizes
<b>Commercial Land Uses</b>	
Retail	44,900 sf
Restaurant	15,100 sf
<b>Total Commercial</b>	<b>60,000 sf</b>
<b>Residential Land Uses</b>	
	409 units
<b>Total Residential</b>	<b>370,846 sf</b>
<b>Open Space</b>	
<b>Total Open Space</b>	<b>50,863 sf</b>

**REQUESTED ACTIONS:**

1. A 35% Density Bonus in exchange for the provision of 11 percent Very Low Income affordable housing units with one on-menu and two off-menu incentives, as described below:
  - a) On-menu incentive for Floor Area Averaging across the C2-1VL and R4-1 Zones;
  - b) Off-menu incentive to increase the maximum allowable FAR of 3.56:1 for the entire Project Site, in lieu of the otherwise permitted maximum of 1.5:1 FAR within the R4-zoned portion of the Project Site;
  - c) Off-menu incentive for a height increase to 86 feet in lieu of the maximum height limitation of 45 feet within the R4-1VL Zone, and the transitional height limitation of LAMC Section 12.21.1 A.10 for the C2-1VL portion of the site, which is limited 33 feet height when within distance of 50-99 feet from a R1 Zone;
2. Master Conditional Use Permit for the sales and dispensing of alcoholic beverages for on- and off-site consumption within the proposed restaurant and retail uses;
3. Zone Variance to allow commercial parking within the R4 Zone;
4. Site Plan Review for a project with 50 or more dwelling units;
5. Haul route approval;
6. Removal of street trees (if required).

**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, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Public Services, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Mandatory Findings of Significance.

**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:** August 29, 2019  
**Time:** 6:00 p.m. – 8:00 p.m.  
**Location:** 3376 Motor Ave, Los Angeles, CA 90034

**Free Parking is Available at the Scoping Meeting location 3376 Motor Ave, Los Angeles, CA 90034**

**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 Figueroa Street 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 <https://planning.lacity.org> by clicking on the “Environmental Review” tab, then “Notice of Preparation & Public Scoping Meetings”, and then clicking on the document links below the Project title.

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 September 16, 2019 **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:** Jason McCrea  
City of Los Angeles, Department of City Planning  
221 Figueroa Street Suite 1350  
Los Angeles, CA 90012

**E-mail:** Jason.mccrea@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



Jason McCrea  
Major Projects Section  
Department of City Planning  
213-847-3672

**Attachments:**

Project Location Map  
Conceptual Site Plan  
Scoping Meeting Location Map

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