Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Enlightenment Plaza Project

Lead Agency: City of Los Angeles Department of City Planning

Contact Name: Hagu-Solomon-Cary, AICP, Senior City Planner

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Project Location: City of Los Angeles (*City*) Los Angeles County (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The Proposed Project would result in the demolition of three existing commercial buildings formerly used for the commercial operation of a telecommunications company, three existing single-family residential buildings, one surface parking lot, removal of 4 non-protected trees, and the construction, operation, and maintenance of five eight-story multi-family buildings in a Permanent Supportive Housing project consisting of 454 dwelling units ("Proposed Project"). The Proposed Project consists of 100 percent affordable housing serving lower-income and target population members, exclusive of the five manager's units. The Proposed Project would include 370 studio units, 71 one-bedroom units, and 13 two-bedroom units. The Proposed Project would provide 23 vehicular parking spaces and 251 bicycle parking spaces. Additionally, the Proposed Project would provide 36,580 square feet of open space and 11,772 square feet of resident services space (which includes 5,700 square feet of Case Management service area as well as 6,072 square feet of interior open space equal to 4.7 percent of the projects floor area). The Proposed Project's total floor area would consist of 247,812 square feet of residential space, resulting in a Floor Area Ratio of 2.8:1. The maximum building height is 95 feet above grade. The Project would also include the renovation of an existing 5,663 square-foot two-story office building above a one-level partially subterranean parking garage at 3838 Oakwood Avenue.

For a list of the Project's discretionary actions, see attached NOA.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The SCEA determined that all potentially significant environmental impacts can be mitigated to less than significant. Mitigation measures were adopted for the following impact areas: Construction Noise. The Project site is included on the lists enumerated under Gov. Code Section 65962.5, however, clean-up has been completed and a no further action letter was issued by the RWQCB in 2009. Pursuant to Section 21155.2 of the PRC, this SCEA: 1) incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior applicable environmental impact reports, including the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG), and adopted in findings made pursuant to Section 21081; and 2) contains mitigation that either avoids or mitigates to a level of insignificance all potentially significant or significant effects of the Project required to be identified in the initial study prepared for the Project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The tract map (VTT 82798) was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Oakwood Avenue, Juanita Avenue, and Madison Avenue, consistent with the standards of the Mobility Element. At the public hearing, the representative requested modifications to the improvement conditions for Oakwood Avenue and Juanita Avenue recommended by the Bureau of Engineering. The recommended condition would have required widening of the existing roadway and a reduction of the existing sidewalk. After consideration of the existing conditions, comments received in a letter dated January 17, 2020 from Metro, street designations, and intent of the Mobility Element, the representative from the Bureau of Engineering determined that the requested modifications were appropriate. While the streets are designated as a Local Street, based on the configuration of the street, use of the streets for accessibility, and the limited number of parking spaces being proposed as part of the Permanent Supportive Housing Project, it is determined that the street functions in the same manner as a Limited Local Street and that the widening of the roadway would not be required to implement the intent of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. In conjunction with the street improvements, the Bureau of Engineering, Street Lighting, recommends if the Bureau of Engineering recommends street widening, then relocate and upgrade street lights; one (1) on Juanita Avenue, three (3) on Oakwood Avenue, and one (1) on Madison Avenue, otherwise no street lighting improvements are required. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

Additionally, at the public hearing for VTT 82798 comments were provided by representatives of nearby residents and commercial properties. Issues raised included public safety (displacement and management of homeless encampments in the project area), traffic and parking, CEQA compliance, and consistency with the General Plan and Zoning Code.

Provide a list of the responsible or trustee agencies for the project.

California Department of Transportation (Caltrans), Regional Water Quality Control Board (RWQCB), California Air Resources Board (CARB), Department of Toxic Substances Control (DTSC).