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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 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 Sustainable Communities Environmental Assessment to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: ENV-2020-2497-SCEA

Project Location: 321 N. Madison Avenue [including 317, 327, 333, 339, 345 N. Madison Avenue, 312, 316, 322, 328, N. Juanita Avenue, and 3810, 3812, 3812 ½, 3814, 3814 ½, 3818, 3820, 3830, and 3838 W. Oakwood Avenue, Wilshire

Project Description: The site is comprised of 12 contiguous lots zoned M1-1 with a Land Use designation of Limited Manufacturing and is located within the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan, Subarea D. The site is currently improved with three residential units, three one-story commercial buildings, totaling approximately 15,000 square feet of existing floor area, and a surface parking lots with 199 parking spaces. One existing two-story office building over a one-level partially subterranean parking garage at the corner of Juanita Ave. and Oakwood Ave., which is not part of the development project, will be maintained. The project is the demolition of three existing commercial buildings, three single-family residential buildings, a surface parking lot and 4 non-protected trees (including one street tree) and the construction, use, and maintenance of a 454 affordable and permanent supportive housing development with 23 dwelling units restricted for Extremely Low Income Household Occupancy, 50 dwelling units restricted for Very Low Income Household Occupancy, 376 dwelling units restricted to Low Income Household Occupancy and five manager's units. The project proposes five eight-story buildings with a maximum building height of 95 feet above grade totaling approximately 247,812 square feet of floor area and a Floor Area Ratio (FAR) of 2.8:1, with 11,772 square feet of resident supportive services space (including 5,700 square feet of case management service area as well as 6,072 square feet of interior open space). The project will provide 23 vehicular parking spaces at grade level, and 227 long-term and 24 short-term bicycle parking spaces. The project proposes 36,580 square feet of open space, including interior and exterior open space provided on site. The proposed project will require approximately 3,000 cubic yards of export and the removal of 4 trees from the site and public right-of-way. 114 new trees will be planted on site. To allow for proposed development, Project Applicant is requesting the following discretionary approvals: (1) the SCEA; (2) A statutory exemption from the California Environmental Quality Act pursuant to Assembly Bill 1197; (3) A General Plan Amendment per LAMC Section 11.5.6 to change the Land Use Designation from Limited Manufacturing to Commercial Manufacturing; (4) A JJJ compliant Zone Change per LAMC Section 12.32 F from M1-1 to CM-1 and utilizing Developer Incentives per LAMC Section 11.5.11(e) to allow: a 20% reduction in open space to permit 36,580 square feet of open space in lieu of the 45,725 square feet, a zero-foot step back applied to the front property lines along Madison, Oakwood, and Juanita Avenues, in lieu of the 15-foot step back, as otherwise required by the proposed SNAP, and RAS3 side yard requirements per LAMC 12.10.5 in lieu of the yard requirements in the underlying CM Zone; (5) A Specific Plan Amendment to the SNAP to change subarea designation of the subject property from D to D.2 pursuant to LAMC Section 11.5.7 G; (6) A Project Permit Compliance Review to all the demolition

of the existing three commercial buildings, three single-family residential buildings, one surface parking lot and 4 trees, and the construction, use and maintenance of five eight-story buildings with 454 Permanent Supportive Housing dwelling units pursuant to LAMC Section 11.5.7 C; (7) A Site Plan Review for a development project which creates, or results in an increase of 50 or more dwelling units pursuant to LAMC Section 16.05; (8) Vesting Tentative Tract Map, and (9) approval of a haul route. The SCEA determined that all potentially significant environmental impacts can be less than significant with the implementation of Regulatory Compliance Measures, Project Design Features and Mitigation Measures. The City will receive public comments on SCEA beginning April 30, 2020 for 30 days, ending June 1, 2020. A public hearing for the project is scheduled for May 14, 2020 after 8:30 am. A separate public hearing notice & posting will be issued for hearing. For information regarding hearing, contact Hagu Solomon-Cary at (213) 978-1361 or hagu.solomon-cary@lacity.org. The Project Site is identified on a list 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

Copies of the proposed Sustainable Communities Environmental Assessment and all documents referenced in the proposed Sustainable Communities Environmental Assessment are available for review by appointment by calling (213)978-1361.

Signature: *Hagerenesh Solomon-Cary* Date: 4/27/2020