STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit

Gavin Newsom
Governor

Kate Gordon
Director

# Memorandum

**Date**: January 8, 2020

**To**: All Reviewing Agencies

**From**: Scott Morgan, Director

**Re**: SCH # 2019110501

**Hyde Park Multi-Family Project**

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Pursuant to the attached letter, the Lead Agency has *extended* the review period for the above referenced project to **February 6, 2020** to accommodate the review process. All other project information remains the same.

**Please contact the Lead Agency for further information if you no longer have the project.**

cc: Alan Como
City of Los Angeles, Planning Department
221 N. Figueroa Street, Room 1350
Los Angeles, CA 90012

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

# NOTICE OF PREPARATION
## OF ENVIRONMENTAL IMPACT REPORT

**Original Mailing Date: November 25, 2019**
**Second Mailing Date: January 7, 2020**

**CASE NO.:** ENV-2019-2732-EIR

**PROJECT NAME:** Hyde Park Multi-Family Project

**PROJECT APPLICANT:** Jeff Greene

**PROJECT ADDRESS:** 3100-3158 W. Slauson Avenue, 5809-5835 S. 8th Avenue, and 3101-3153 W. 59th Street, Los Angeles, CA 90043

**COMMUNITY PLANNING AREA:** West Adams – Baldwin Hills- Leimert Community Plan Area

**COUNCIL DISTRICT:** 8 – Harris-Dawson

**PUBLIC COMMENT PERIOD:** November 25, 2019 through February 6, 2020 (this comment period has been extended from the original closing date of December 27, 2019)

**SCOPING MEETING WAS HELD:** December 11, 2019

**INFORMATION CORRECTED FROM PRIOR NOTICE:** The November 25, 2019 NOP stated the Project would provide 147 affordable housing units as part of the Project. The 147 number was an error, and the Project is required to provide 141 affordable housing units per the Transit Oriented Communities (TOC). This revised notice has been updated to use the correct affordable housing unit numbers.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Hyde Park Multi-Family 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.

**PROJECT LOCATION AND EXISTING ON-SITE USES:** The Project Site consists of three lots in two parcels associated with Assessor Parcel Numbers 4005-005-001 and 4005-005-002. The Project Site is located at 3100-3158 W. Slauson Avenue, 5809-5835 S. 8th Avenue, and 3101-3153 W. 59th Street, in the West Adams – Baldwin Hills- Leimert Community Plan area in the City of Los Angeles (the Project Site). The relatively flat Project Site is approximately 346,890 square feet (7.96 acres) in size and bound by Slauson Avenue and multi-family residential to the north, 8th Avenue and commercial and multi-family residential to the east, 59th Street and multi-family residential to the south, and commercial shopping center uses to the west. The Project

Site is developed with approximately 187,013 square feet of existing multi-family residential buildings (206 units).

**PROJECT DESCRIPTION:** The Project would demolish the existing 187,013 square feet of existing multi-family residential buildings (206 units) on the Project Site in order to construct a new three (3) to seven (7) story, maximum 78-foot high residential building providing up to seven levels of residential units above a single-level concrete subterranean parking structure. The Project proposes a total of 782 residential units, including 66 studio apartments, 417 one-bedroom apartments, 284 two-bedroom, and 15 three-bedroom apartments. Of the 782 residential units proposed by the Project, the Project would provide a total of 141 affordable housing units (87 Extremely Low Income, 17 Very Low Income, and 37 Low Income units). The units range in size from 576 square feet (studio) to 1,472 square feet (three-bedroom apartment).

**Existing Uses to be Removed**

| Existing Uses | Size |
|---|---|
| ***Residential Land Uses*** | |
| Residential | 206 units |
| **Total Residential** | **206 units (187,013 sf)** |

**Proposed Uses**

| Proposed Uses | Maximum Size |
|---|---|
| ***Residential Units*** | |
| *Studio* | 66 units |
| *1-bedroom* | 417 units |
| *2-bedroom* | 284 units |
| *3-bedroom* | 15 units |
| **Total Units** | **782 units (851,404 sf)** |
| | |
| ***Parking Spaces*** | |
| *Subterranean* | 694 |
| *Ground* | 6 |
| **Total Parking Spaces** | **700** |
| *Bicycle Parking – Long Term* | 271 |
| *Bicycle Parking – Short Term* | 27 |
| **Total Bicycle Storage** | **298** |
| **Open Space** | |
| **Total Open Space** | **86,700 sf** |
| *Source: HKS, 2019.* | |

**REQUESTED PERMITS/APPROVALS:** The project applicant is requesting the following entitlements from the City of Los Angeles:

1) Transit Oriented Communities Affordable Housing Incentives pursuant to LAMC Section 12.22 A.31. By providing 141 affordable housing units (87 Extremely Low Income, 17 Very Low Income, and 37 Low Income units) within a Tier 4 incentive area, the Project qualifies for Base Incentives

to allow an 80-percent density increase from 433 to 782 units and decreased vehicular parking from 1,290 to zero spaces (no parking spaces are required by the Tier 4 TOC regulations, but the Project would provide approximately 700 vehicular parking spaces). The Project located within Tier 4 qualifies for three Additional Incentives from the Menu of Incentives found in the TOC Guidelines. In this case, the Applicant has elected to request the following incentive, only:

   a) Height increase to allow a maximum height of 78 feet instead of 45 feet, including a 15-foot setback at 45 feet in height.

2) Site Plan Review pursuant to LAMC Section 16.05 for the proposed development that has more than fifty dwelling units;

3) Demolition, grading, excavation, and building permits;

4) Tree removal permit;

5) Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, haul route permit, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits; and

6) Community Redevelopment Agency (CRA/LA)/Department of City Planning or Successor Agency permit approval for a project within the Crenshaw/Slauson Redevelopment Project 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 (Historical Resources), Energy (Electricity and Natural Gas), Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Public Services (Police Protection and Fire Protection), Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems (Water and Wastewater).

**A PUBLIC SCOPING MEETING WAS HELD:** A Public Scoping Meeting was held in **an open house format** to share information regarding the Project and the environmental review process and to receive written comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives were present, but no formal presentation was made. The meeting was held between 6:00 P.M. and 8:00 P.M. to view materials, ask questions, and provide written comments. The City encouraged all interested individuals and organizations to attend this meeting. No verbal comments or public testimony was taken at the Scoping Meeting. No decisions about the Project were made at the Scoping Meeting. A separate public hearing for Municipal Code entitlement requests will be scheduled after the completion of the EIR. The Public Scoping Meeting was held on the following date, time, and location:

| | |
|---|---|
| Date: | Wednesday, December 11, 2019 |
| Time: | 6:00 P.M.–8:00 P.M. |
| Location: | People's Independent Church of Christ<br>5856 West Boulevard<br>Los Angeles, CA 90043 |

**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 Street, Room 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 A.M. - 4:00 P.M. 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/development-services/eir by clicking on the "Environmental Review" tab, then "Notice of Preparation & Public Scoping Meetings".

The City will consider all written comments regarding the potential environmental impacts of the project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 pm, February 6, 2020 (this comment period is being extended from the original closing date of December 27, 2019).**

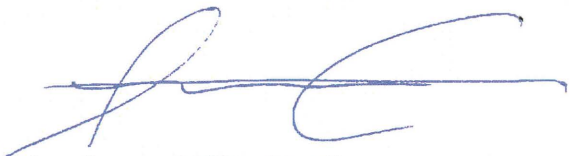
Please direct your comments to:

**Mail:** Alan Como, AICP, City Planner
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Room 1350
Los Angeles, CA 90012

**E-mail:** alan.como@lacity.org

VINCENT P. BERTONI, AICP

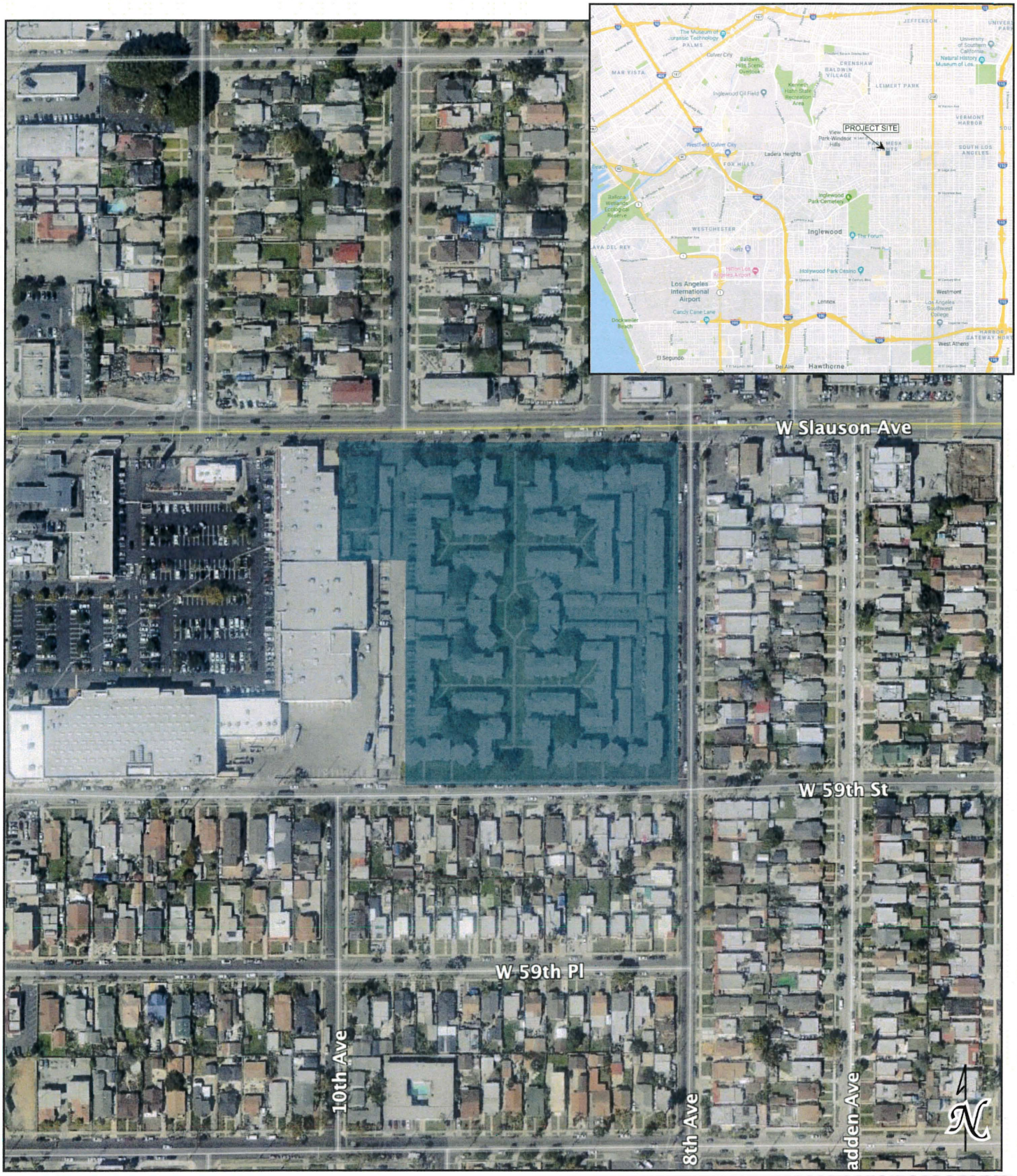
Director of Planning



Alan Como, AICP, City Planner
221 N. Figueroa Street, Room 1350
Los Angeles, CA 90012
Phone No. (213) 847-3633

**Attachments:**
Figure 1 - Regional Vicinity and Project Location Map
Figure 2 - Conceptual Site Plan
Figure 3 - Scoping Meeting Location Map

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




Project Site

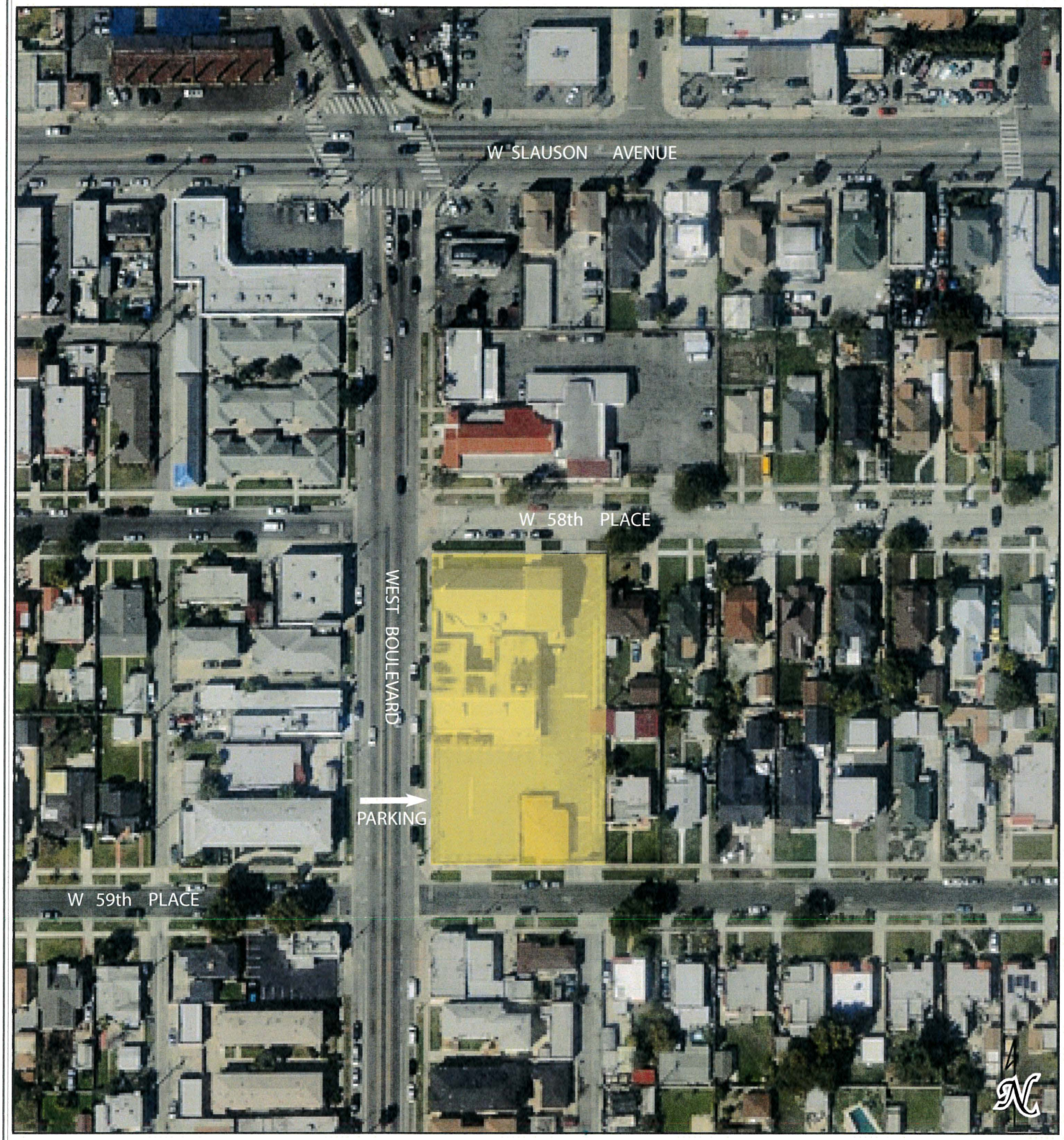
Source: Google Earth, June 2019.

Figure 1
Regional Vicinity and Project Location Map




Source: HKS, May 2019.

Figure 2
Conceptual Site Plan




Scoping Meeting: People's Independent Church of Christ, 5856 West Boulevard, Los Angeles, CA 90043

Source: Google Earth, November 2019.

Figure 3
Scoping Meeting Location Map