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: Broadway Avenue Apartments

Lead Agency: Los Angeles County Department of Regional Planning

Contact Name: Carl Nadela

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Project Location: West Whittier - Los Nietos *City* Los Angeles County *County*

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

The Project is for a General Plan Amendment and a Zone Change to change the land use policy designation from H9 (Residential 9 – 0-9 du/net ac) to H50 (Residential 50 – 20-50 du/net ac) and the zone from R-1 to R-3, respectively, to allow for the development of a five story, 60-unit apartment building on two parcels, one of which is currently vacant and the other is developed with a Single-Family Residence. The Project also includes a ministerial Site Plan Review to authorize the actual development of the proposed building and an Administrative Housing Permit to allow for a density bonus of 17 additional units in addition to the base density of 43 units allowed for the 0.85-acre Project Site as an incentive for providing 7 affordable units as part of the Project. Any grading associated with the Project will be limited to the 0.85-ac Project Site. Since the Project Site has already been previously disturbed and developed, potential impacts to cultural resources associated with the Project are expected to be minimal.

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

The Project Site is located on the southern edge of a single-family residential neighborhood that is primarily located to the north. The Project site is immediately adjacent to various commercial and industrial uses that are oriented towards Washington Boulevard, particularly around its intersection with Broadway Avenue. On its eastern side is the southern side of a school grounds. Due to its location, the impacts of the proposed Project will primarily be on the SFRs located on the northern and western sides of the Project Site. The Project has been designed to be aesthetically pleasing to these areas to the greatest extent possible. Traffic mitigation measures have also been incorporated into the Project, such as improving and increasing the capacity of Washington Boulevard to accommodate east-bound vehicles turning left into Broadway where the Project Site is located. This will mitigate the traffic impacts that may result from the Project.

A major redevelopment project is underway for a mixed-use project on the other side of the intersection within the City of Santa Fe Springs. The intersection will also be the location of a future station for the Metro L (Gold) Line southeast extension as part of the Eastside Transit Corridor Phase 2 Project. The proposed five-story, 60-unit apartment building is compatible with both present and future developments in the area. These developments will transition the general vicinity of the Project Site into a much denser and more mixed-use area. The proposed Project will provide a buffer for the residential areas to the north and will help ensure that any redevelopments that occurs in the area will end at the block where the Project Site is located.

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

Concerns have been raised by neighboring residents with regards to potential impacts on traffic and the availability of on-street parking spaces.

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

Not applicable.