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**NOTICE OF COMPLETION AND AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT
CASE NO. ENV-2015-1853-EIR
STATE CLEARINGHOUSE NO. 2015071037**

DATE: September 2, 2016

TO: Owners of Property and Other Interested Parties

PROJECT NAME: Clarendon Street Apartments Development Project

SITE LOCATION: 22055-22147 Clarendon Street, Los Angeles, California, 91367

COMMUNITY PLANNING AREA: Canoga Park–Winnetka–Woodland Hills–West Hills

COUNCIL DISTRICT: 3 – Bob Blumenfield

PROJECT DESCRIPTION: The Proposed Project would involve demolition of an existing United States Post Office (USPS) Retail Store and Distribution Center and office building, and development of a multi-family housing project consisting of a five-story residential building with 335 residential units (including an affordable set-aside of 17 very low income units), club house, leasing office, 369 bicycle storage spaces, and a five-story, six-level parking garage with 560 parking spaces. An additional four spaces of on-grade vehicular parking would be provided as well. The total proposed floor area of the project would be 385,978 square feet on an approximately 4.22-acre (183,799-square-foot) project site, for a 2.1: 1 floor area ratio (FAR). The proposed residential and parking structures would be located adjacent to U.S. Highway 101, on the site's northern boundary. Primary vehicular access to the project site would be provided by an entrance located along Clarendon Street between Farralone Avenue and Glade Avenue, with secondary access provided along Clarendon Street, east of Glade Avenue.

PERMITS AND APPROVALS: The Proposed Project would require approval of discretionary actions by the City of Los Angeles, which may include the following:

- A Zone and Height District Change from [Q]CR-1VLD, P-1VLD and R1-1VL to [T][Q]RAS4-1L (pursuant to Section 12.32 of the Los Angeles Municipal Code [LAMC]);
- Waiver of Development Standards (pursuant to LAMC Section 12.22. A.25 Affordable Housing Incentives – Density Bonus and utilizing Parking Option 1) to allow:
 - Building height of 56 feet in lieu of the 45 foot height limitation of the Ventura Cahuenga Boulevard Corridor Specific Plan Section 7.E.1.e. and
 - Floor area ratio (FAR) of 2.1:1 in lieu of 1.25:1 floor area limitation of the Ventura Cahuenga Boulevard Corridor Specific Plan Section 6.B.a.;
- Project Permit Compliance Review for the Ventura Cahuenga Boulevard Corridor Specific Plan (pursuant to LAMC Section 11.5.7.F);
- Site Plan Review for residential development projects greater than 50 units (pursuant to LAMC Section 16.05); and
- Vesting Tentative Tract (reversion to acreage) and Haul Route Map.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis contained in this Final Environmental Impact Report (FEIR), the Project would not result in any significant and unavoidable environmental impacts. All potential impacts identified would be mitigated to less-than-significant levels.

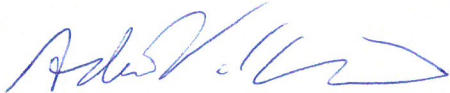
DOCUMENT REVIEW: If you wish to review a copy of the Final Environmental Impact Report (FEIR) or the documents referenced in the FEIR, you may do so by appointment during our office hours of 8:00 a.m. to 4:00 p.m., in Room 351, 6262 Van Nuys Boulevard, Van Nuys, CA 91401. Electronic copies of the FEIR are also available at the following Library branches:

1. Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
2. Woodland Hills Branch Library, 22200 Ventura Boulevard, Woodland Hills, CA 91364
3. Platt Branch Library, 23600 Victory Blvd, Woodland Hills, CA 91367

The FEIR can also be purchased on CD-ROM for \$7.50 per copy. Contact Adam Villani at (adam.villani@lacity.org) or (818-374-5067) to purchase copies.

A notice for a public hearing on this Project will be mailed separately.

Vincent P. Bertoni, AICP
Director of Planning



Adam Villani
Major Projects and EIR Analysis Section