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AND
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VAN NUYS, CA 91401

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February 4, 2010

NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT

EAF NO.: ENV-2009-339-EAF
PROJECT NAME: Sea Breeze Apartments
PROJECT LOCATION/ADDRESS: Proposed addresses are 1309 - 1311 W. Sepulveda Boulevard; Assessor's Parcel Numbers are 7347018086 and 7347018087; the project site is Lot 2 and Lot 3 of Tract #65665. Project site is located on the north side of W. Sepulveda Boulevard, west of Normandie Avenue, and is generally bound by industrial, warehouse, and office uses to the north and east and Mulligan Family Fun Center to the west.
COMMUNITY PLANNING AREA: Harbor Gateway
COUNCIL DISTRICT: 15
DUE DATE FOR PUBLIC COMMENTS: March 8, 2010

PROJECT DESCRIPTION:

The project applicant is A & M Properties of 24248 Crenshaw Boulevard #207, Torrance, CA 90505. The project site is approximately 5.12 acres (222,906 square feet) and is currently a vacant lot. The project site was previously built with three commercial buildings that were demolished in September 2008. The project site was formerly occupied by a used car auction operation with a 35,000 square foot building that contained a combination of distribution and warehouse operations; and two office buildings totaling approximately 10,000 square feet.

The Proposed Project (known as Sea Breeze Apartments) would involve the development of two six-story structures containing residential uses and parking (see Figures 1 through 4). Both structures would include two above-grade levels of parking and four levels of residential uses with 176 multi-family apartment units, for a total of 352 residential units. The maximum building height on the project site would be approximately 65 feet. Furthermore, the proposed building edges would be set

back from the surrounding properties and roadway to provide landscaped public walkways along the site perimeter.

In addition to Lot 2 and Lot 3 of Tract #65665, the Applicant has proposed a development scenario for Lot 4 and 5 (known as the Add Area). The Add Area would involve the development of 17,904 square feet of retail space over the two lots. Development of the Add Area is not part of the proposed project, but its potential environmental impacts will be evaluated in this Environmental Impact Report.

Access to the project site would be provided from Sepulveda Boulevard via the provisionally-named "A Street," which has not yet been constructed. The applicant has posted a bond to construct A Street, and the proposed project includes the construction of A Street. A Street connects to an internal roadway located between Lot 2 and Lot 3 to provide vehicular ingress and egress to the above-grade parking garages. Access to the above-grade parking garage for Lot 2 is to the west of the internal roadway. Access to the above grade parking garage for Lot 3 is to the east of the internal roadway. When A Street is built, it will acquire a permanent name, which has not yet been determined.

Residential guest parking for Lots 2 and 3 would be provided at street level adjacent to the buildings. Residential parking for both buildings would be provided in two above-grade parking levels. Lot 2 would provide a total of 398 residential and residential guest parking spaces. Lot 3 would provide a total of 399 residential and residential guest parking spaces.

Requested Land Use Entitlements:

- **A General Plan Amendment:** General Plan Amendment from Heavy Manufacturing to Neighborhood Commercial (Proposed Project and Add Area);
- **A Zone Change:** Zone Change from M3-1VL to C2-1L (Proposed Project and Add Area);
- **A Height District Change:** Height District Change from 1VL to 1L (Proposed Project and Add Area);
- **A Site Plan Review:** Site Plan Review for 352 residential units (Proposed Project only);
- Adjustment to permit reduced rear yard of 15 feet northerly in lieu of the 18 foot rear yard required on Lot 2 and 3; side yards of 5 feet southerly in lieu of the 9 foot side yard on Lot 3 in the C2-1L Zone;
- Zoning Administrator Adjustment to permit 2½-foot balcony projections in lieu of

1 foot projections into the side yard westerly and southerly and, rear yard northerly on Lot 2 and 3 in the C2-1L Zone;

- Grading Permit;
- Approval of a haul route for the export of dirt; and
- Other permits and ministerial actions may be necessary.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Land Use/Planning, Noise, Public Services, and Traffic/Parking. All other sections have been found to be less than significant and will be addressed in the Impacts Found to be Less than Significant Section of the EIR.

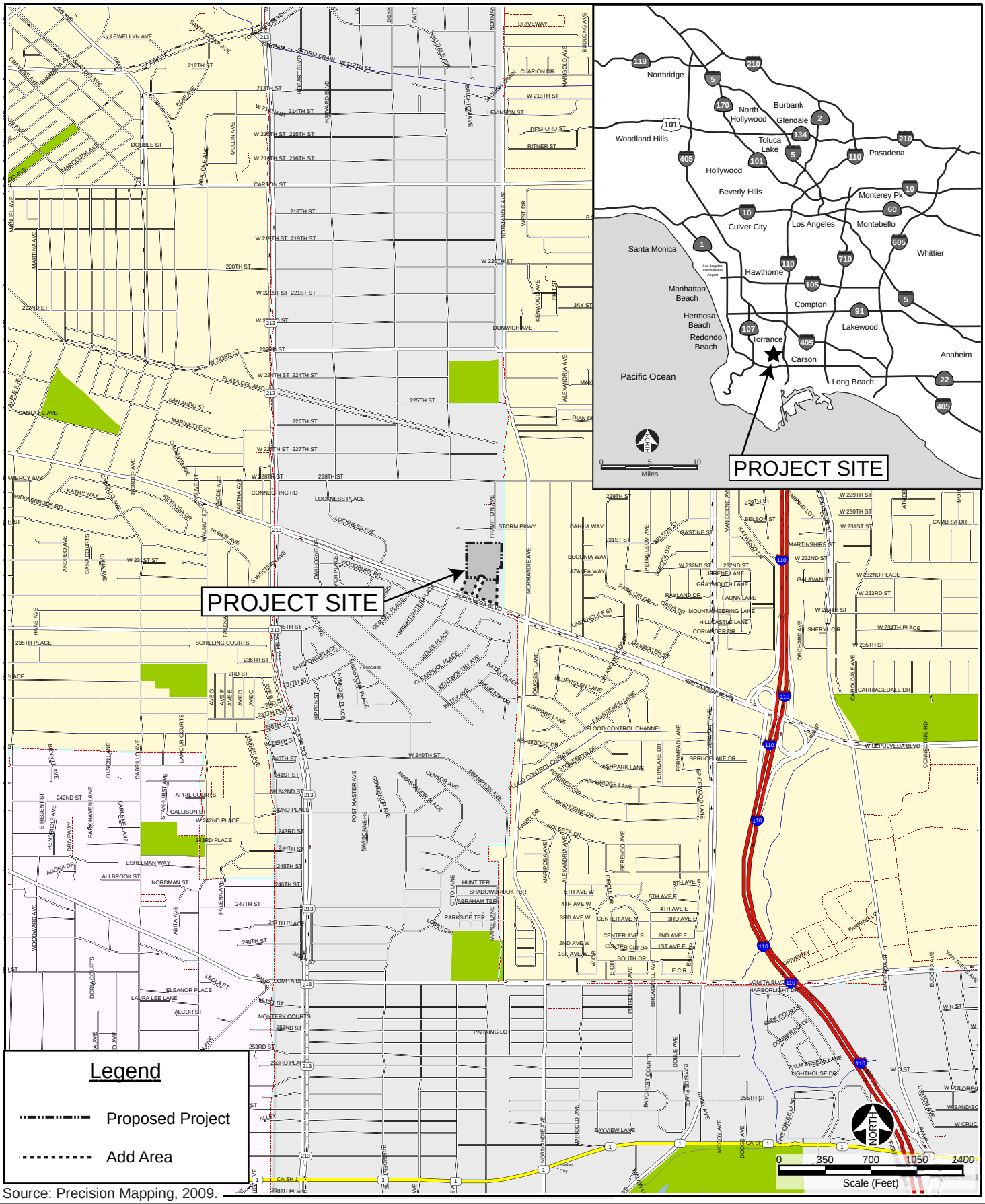
The enclosed materials reflect the scope of the proposed project (subject to change) which is located in an area of interest to you and/or the organization you represent. An Environmental Impact Report (EIR) will be prepared and submitted to the Department of City Planning, Environmental Review Section. The Environmental Review Section welcomes all comments regarding environmental impacts of the proposed project. **Written comments** must be submitted to this office by **March 8, 2010.**

Please direct your comments to:

Mr. Adam Villani, Planning Assistant, EIR Unit
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Gail Goldberg
Director of Planning

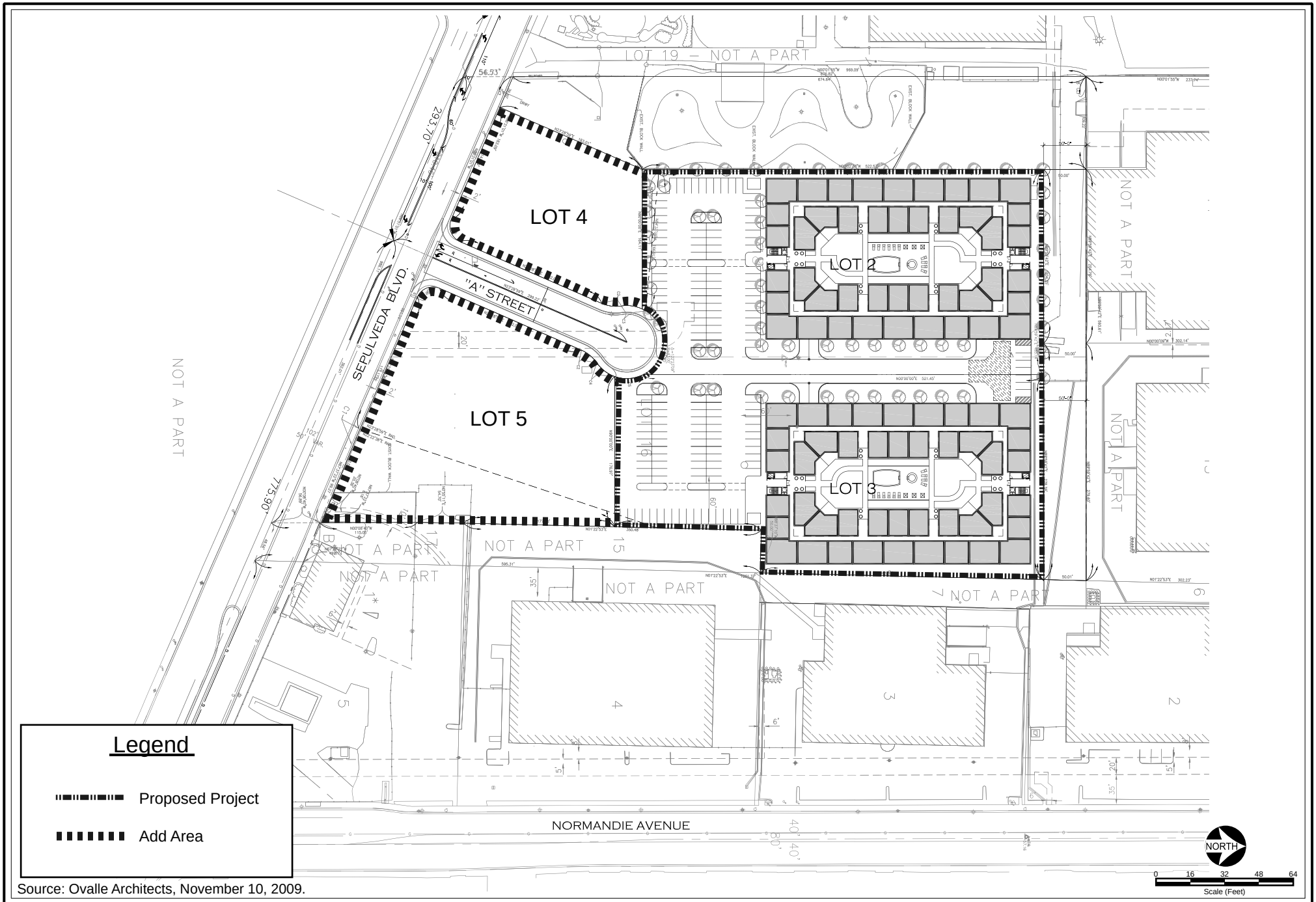
Mr. Adam Villani, Planning Assistant, EIR Unit



Source: Precision Mapping, 2009.

CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure 1
Regional and Project Vicinity Map



Source: Ovalle Architects, November 10, 2009.

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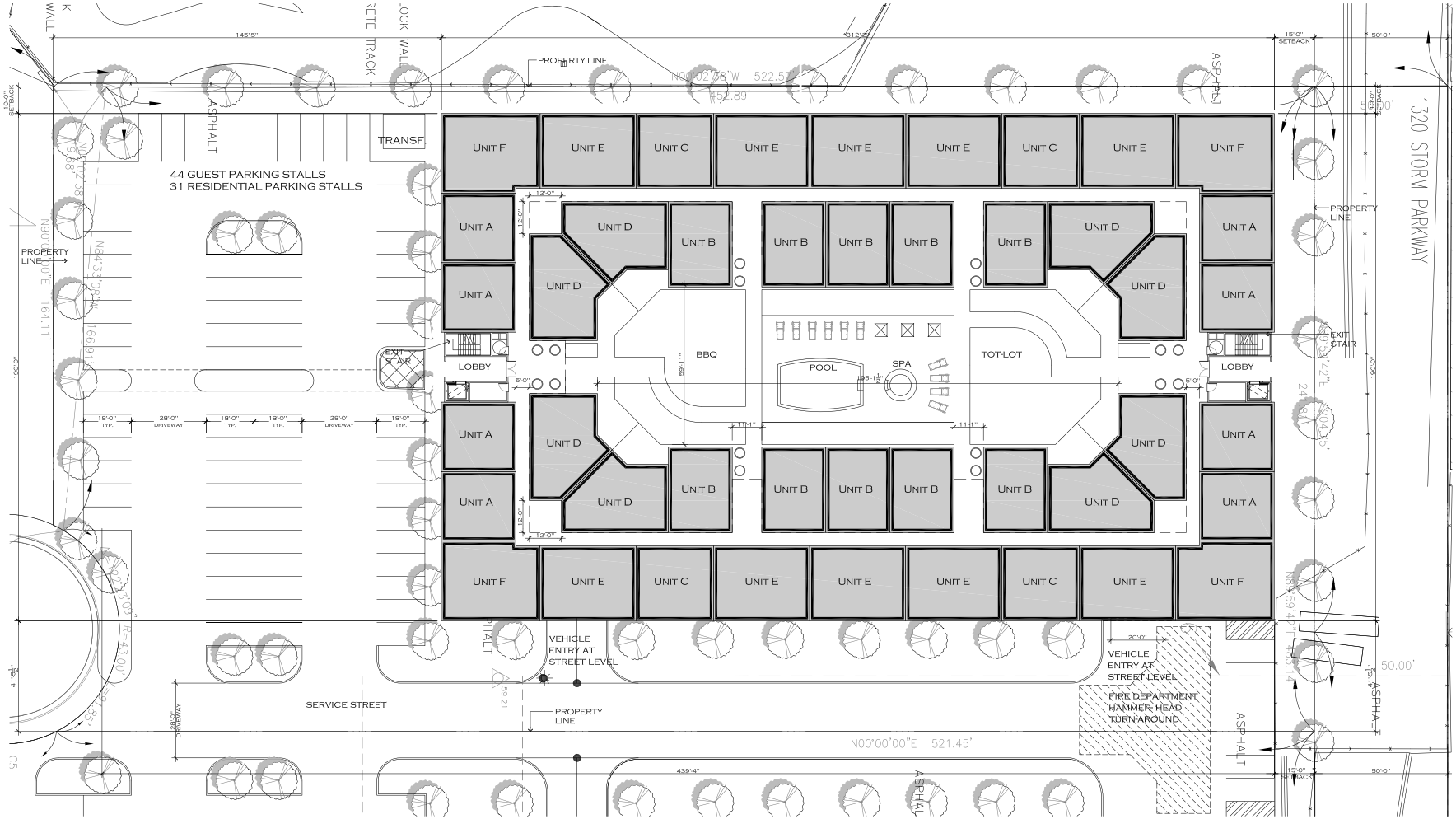
Figure 2
Site Plan



Source: Ovalle Architects, November 10, 2009.

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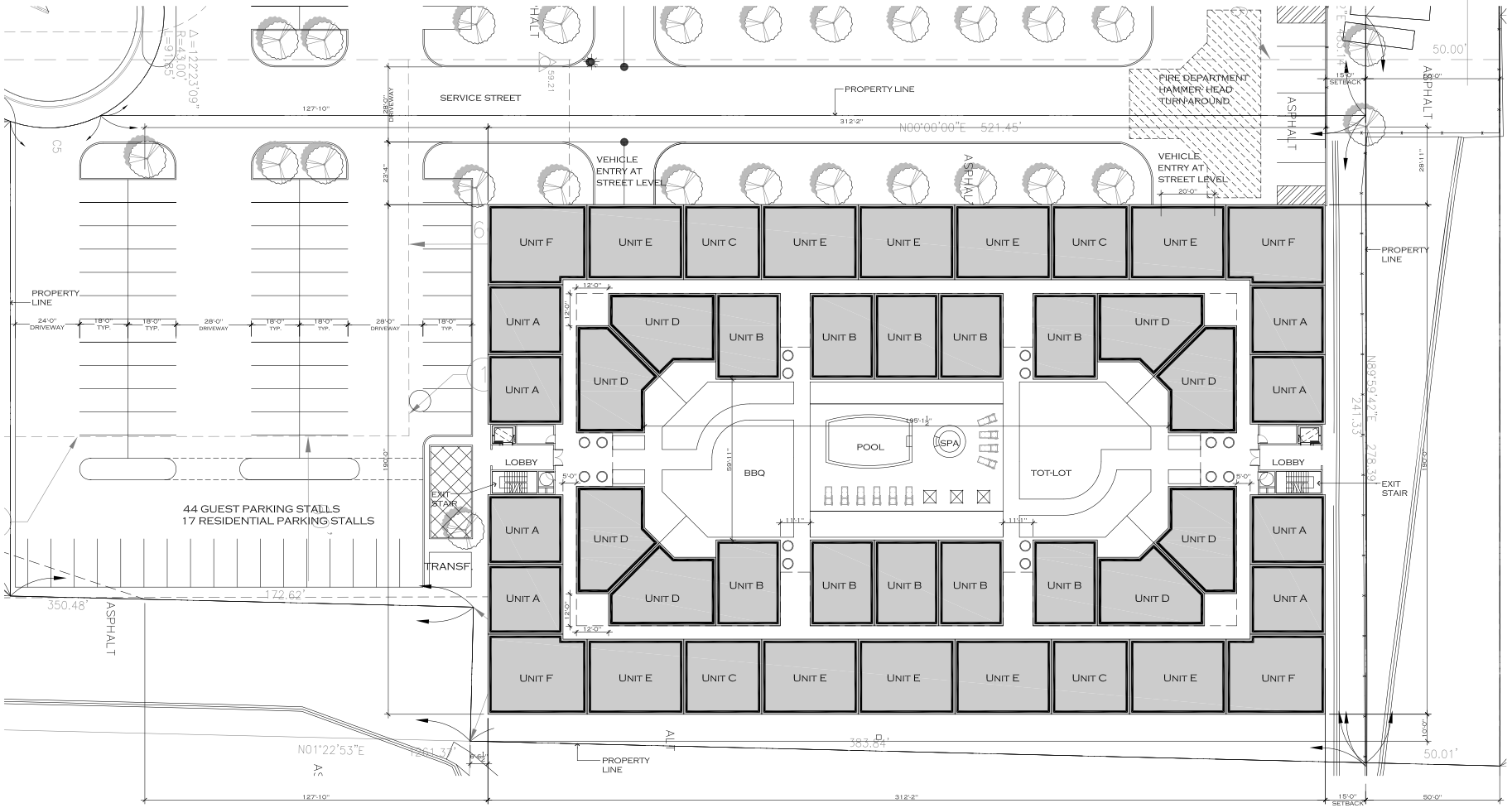
Figure 3
Detailed Site Plan Lot 2



Source: Ovalle Architects, November 10, 2009.

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Figure 4
Detailed Site Plan Lot 3