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February 26, 2009

**NOTICE OF PREPARATION AND
NOTICE OF PUBLIC SCOPING MEETING**

CASE NO: ENV-2005-8476-EIR

PROJECT NAME: Oak Village Residences

PROJECT LOCATION/ADDRESS: 902-924 Washington Boulevard, Los Angeles, CA

COMMUNITY PLANNING AREA: South Los Angeles

COUNCIL DISTRICT: 1, Ed P. Reyes

DUE DATE FOR PUBLIC COMMENTS: March 30, 2009

The City of Los Angeles, Department of City Planning will be the Lead Agency and will require the preparation of an environmental impact report ("EIR") for the project identified herein (the "Project"). The Department of City Planning requests your comments as to the scope and content of the EIR. Details for the Public Scoping Meeting for this project on March 10, 2009 are also included in this notice.

The Project Description, location, and the potential environmental effects are set forth below. The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012

Se adjunta también una copia del Aviso de Preparación del Estudio Ambiental en español.

PROJECT DESCRIPTION: The project site is located in the South Los Angeles Community of the City of Los Angeles at 902-924 Washington Boulevard. The project site currently comprises ten separate parcels, totaling approximately 2.78-acres (88,739 square feet); it is fully developed with a commercial catering facility and an associated surface parking lot. The site is located in the University Park Historic Preservation Overlay Zone (HPOZ) and formerly contained a historic residential structure that was destroyed by fire in 1978. Approximately 32,737.3 square feet of the

project site is zoned [Q]C2-2-HPOZ (Commercial Zone) use, approximately 23,532.1 square feet are zoned P-1-HPOZ (Automobile Parking Zone), and approximately 32,479.6 square feet are zoned R3-HPOZ (Multi-Family Residential). The [Q] condition in the area zoned [Q]C2-2-HPOZ prohibits residential uses at R4 and R5 density levels; this would be removed by the project. The entire site is in the South Los Angeles Community Plan area and is designated for Commercial Manufacturing uses.

The proposed project includes the demolition of the existing commercial structure and construction of an approximately 182,575-square-foot, 142-unit residential townhome/condominium project. The proposed project would consist of six separate buildings, two condominium buildings and four duplex townhome buildings. The condominium buildings would be six stories tall and rise approximately 65 feet at their highest point. The town homes would be located on the southern portion of the project site along 20th Street; the buildings would be three stories, rising to an approximate height of 35 feet. The townhomes would all be four-bedroom units. The 134 condominium units would comprise 32 one-bedroom units, 76 two-bedroom units, 24 three-bedroom units, and two four-bedroom units. Two subterranean levels of parking would provide a total of 320 parking spaces. Access for pedestrians would be from Washington Boulevard, Oak Street and 20th Street, with vehicle access to the subterranean parking, both for residents and visitors, provided along Oak Street.

As previously stated, the current zoning across the ten parcels is not consistent with the proposed use. In order to allow for the proposed project the Applicant will seek to rezone the entire project site as CM-1-HPOZ. In addition, the Project Applicant will be requesting a 28% density bonus, pursuant to SB 1818, to provide 142 dwelling units, including 11 very-low-income units, in lieu of the maximum permitted 111 units, with one incentive to permit a maximum 3:1 floor area ratio in lieu of the maximum 1.5:1 in the proposed CM-1-HPOZ zone.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Public Services, Recreation, Traffic/Transportation, and Utilities and Service Systems.

PUBLIC SCOPING MEETING DATE AND LOCATION: A Public Scoping Meeting will be held on Tuesday, March 10, 2009 at 6:00 PM in the Auditorium at Norwood Elementary School. The purpose of the Scoping Meeting is to solicit public comments regarding issues to be addressed in the EIR. The Scoping Meeting will provide information regarding the project and the anticipated scope of analyses to be contained in the EIR. This will not be a formal public hearing, but there will be an opportunity for the public to present oral comments. Simultaneous translation into Spanish will be available. The Los Angeles Department of City Planning encourages all interested individuals and organizations to attend this meeting.

Date: Tuesday, March 10, 2009
Time: 6:00 PM – 8:00 PM
Location: Norwood Elementary School Auditorium
2020 Oak Street
Los Angeles, CA 90007 (see map)

The enclosed materials reflect the scope of the proposed project, which is located in an area of interest to you and/or the organization you represent. The Environmental Review Section of the Department of City Planning welcomes all comments regarding potential environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **March 30, 2009**. Written and verbal comments will also be accepted at the Public Scoping Meeting described above.

Please direct your responses to:

Adam Villani, Environmental Review Coordinator
Department of City Planning
Environmental Review Section
200 North Spring Street, Room 750
Los Angeles, CA 90012
Adam.Villani@lacity.org (email)

S. Gail Goldberg, AICP
Director of Planning

A handwritten signature in black ink, appearing to read 'Adam Villani', written in a cursive style.

Adam Villani, Environmental Review Coordinator