

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

VACANT
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

March 5, 2012

NOTICE OF PREPARATION AND PUBLIC SCOPING MEETING
ENVIRONMENTAL IMPACT REPORT

CASE NO.: ENV-2012-110-EIR

PROJECT NAME: Coronel Apartment Project

**PROJECT LOCATION/ADDRESS: 1600-1608 N. Serrano Ave. & 1601-1605 N. Hobart
Boulevard. (See attached Figure 1).**

COMMUNITY PLANNING AREA: Hollywood

COUNCIL DISTRICT: 13

DUE DATE FOR PUBLIC COMMENTS: April 4, 2012

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.

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.

PROJECT DESCRIPTION: The Project Site is located on two lots totaling approximately 32,540 square feet, or approximately 0.75 acres. The site is currently developed with approximately 30 existing dwelling units provided within approximately 23,622 square feet. The Hollywood Community Plan designates the portion of the property fronting along Serrano Avenue for High Density Residential land uses, and the portion of the property fronting along Hobart Boulevard is designated for Medium Residential Land Uses. The zoning designation for the Project Site is [Q]R4-2 and R3-

1XL (Residential). The Redevelopment Plan designation is “Residential.” The entire Project Site is also located in Subarea A of the Vermont/Western Transit Oriented District Specific Plan/Station Neighborhood Area Plan (“SNAP”).

The Proposed Project includes the demolition of four existing 2-story apartment buildings (totaling approximately 21,802 square feet) and the retention of two existing 1-story bungalow structures (totaling approximately 1,661 square feet). The two bungalow structures to be retained are currently on the Serrano Property and contain three, 1-bedroom dwelling units which will be relocated on-site to have direct access from the sidewalk along the Serrano Avenue frontage. A new 3- to 4-story apartment building over one level of subterranean parking will be constructed behind the relocated bungalow buildings and will contain 51 new dwelling units. The Proposed Project would result in a total 54 dwelling units on site with approximately 47,353 square feet of floor area. This represents a net increase of 24 dwelling units and 23,731 additional square feet as compared to existing conditions. While technically considered one structure above subterranean parking, the new construction will visually appear to be two separate buildings above ground with an approximate 22,564 square foot portion of the building fronting along Serrano Avenue and an approximate 23,128 square foot portion of the building fronting along Hobart Boulevard. The retained bungalows would include 1,661 square feet. All the proposed units will be reserved for low-income households except one unrestricted unit for the apartment manager. The proposed project also includes 56 subterranean parking spaces, open space and landscaped areas.

PROJECT ENTITLEMENTS: The Project would require approval of the following discretionary actions by the City of Los Angeles: 1. Exceptions from the SNAP, pursuant to Section 11.5.7.F of the Los Angeles Municipal Code (“LAMC”) to permit (a) more than two lots to be tied together and containing approximately 32,541 square feet of lot area in lieu of the maximum 15,000 square feet of lot area otherwise permitted, (b) a portion of the required useable open space to have a minimum 15-foot, in lieu of 20-foot dimension otherwise required, and (c) windows facing windows across property lines or facing private outdoor space of other residential units within the development as not otherwise permitted; 2. Approval of a Zoning Administrator’s Adjustment, pursuant to Section 12.28 of the LAMC to permit an accessory use (open space) located in a more restrictive zone (R3 Zone) serving a main residential use located in a less restrictive zone ([Q]R4-2 Zone), as not otherwise permitted by Sec. 12.21 C 5 (h) of the LAMC; 3. Approval of a Density Bonus/Affordable Housing Incentives Determination pursuant to Section 12.22.A.25 of the LAMC, including a 35% density bonus with 53, or 98%, of the dwelling units reserved as restricted affordable units (46% reserved for Very Low Income households, 30% reserved for Low Income households and 22% reserved for Moderate Income households); parking provided pursuant to Section 12.22.A.25(d)(2)(i) of the LAMC, one parking space for each restricted affordable unit; one affordable housing incentive on the menu pursuant to Section 12.22.A.25(g)(2) of the LAMC, to allow averaging of density, open space and parking over the entire property and vehicular access from a less restrictive zone to a more restrictive

zone; and, two Waiver or Modification of Development Standards for an incentive not on the menu pursuant to Sec. 12.22.A.25(g)(3) of the LAMC, to allow: 1.) a 45-foot in height building in lieu of the 30-foot height permitted in Height District No. 1XL by Section 12.21.1 of the LAMC; and 2.) an approximate 45-foot in height building in lieu of the approximate 27-foot in height building otherwise permitted by Section 7.D of the SNAP; 4. Approval of Project Permit Compliance, pursuant to Section 11.5.7 C of the LAMC; and 5. approval of a haul route. Other approvals (as needed), ministerial or otherwise, may be necessary, as the City finds appropriate in order to execute and implement the Project.

The City will prepare an Environmental Impact Report (“EIR”) for the Project. The EIR will comprehensively analyze the potential environmental impacts associated with the Project and its requested entitlements.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics (Shade and Shadow), Air Quality/ Greenhouse Gas Emissions, Historic Resources, Land Use/Planning, and Noise.

PUBLIC SCOPING MEETING: The location, date and time of the public scoping meeting are as follows:

Date: March 14, 2012
Time: 6:00 p.m. – 8:00 p.m.
Location: Harold Way Apartments (Community Room)
5521 Harold Way
Los Angeles, CA 90027
(See attached location map.)

Public testimony and written comments are encouraged and will be considered in the preparation the Draft EIR. Written comments must be submitted to this office by 5:00 p.m. on April 4, 2012.

Please direct your comments to:

Srimal P. Hewawitharana, Environmental Specialist II
Department of City Planning, Environmental Analysis Section
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Phone: (213) 978-1359

Fax: (213) 978-1343

E-Mail: srimal.hewawitharana@lacity.org

Michael J. LoGrande

Director of Planning

A handwritten signature in cursive script that reads "Srimal P. Hewawitharana".

Srimal P. Hewawitharana

Environmental Specialist II

Environmental Analysis Section

Enclosures

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Coronel Apartment Project

Lead Agency: City of Los Angeles Department of City Planning
Mailing Address: 200 N. Spring Street, Room 750
City: Los Angeles Zip: 90012
Contact Person: Srimal Hewawitharana
Phone: (213) 978-1359
County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Hollywood
Cross Streets: N. Hobart/N. Seranno Ave. and Hollywood Blvd./Sunset Boulevard Zip Code: 90027
Longitude/Latitude (degrees, minutes and seconds): 34 06 00 " N / 118 18 23 " W Total Acres: 0.75
Assessor's Parcel No.: 554-402-0009 (-010) (-011) Section: 27 Twp.: 001 Range: 013 Base:
Within 2 Miles: State Hwy #: 2 Waterways: None
Airports: None Railways: MTA Red Line Schools: LAUSD

Document Type:

CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [X] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[] Residential: Units 54 Acres 0.75
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[X] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [X] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Zoning: [Q]R4-2 and R3-1XL (Residential). Land Use Designation: Medium Density Residential and High Density Residential.

Project Description: (please use a separate page if necessary)

The Proposed Project includes the demolition of four existing 2-story apartment buildings and the retention of two existing 1-story bungalow structures that are currently on the Serrano Property. The two bungalow structures to be retained contain three, 1-bedroom dwelling units and will be relocated on-site to have direct access from the sidewalk along the Serrano Ave. frontage. A new 3- to 4-story apartment building over one level of subterranean parking will be constructed behind the relocated bungalow buildings and will contain 51 new dwelling units. The Proposed Project would result in a total 54 dwelling units on-site, a net increase of 24 dwelling units compared to existing conditions and 56 subterranean parking spaces. All the proposed units will be reserved for low-income households except one unrestricted unit for the apartment manager.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in. Revised 2010

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

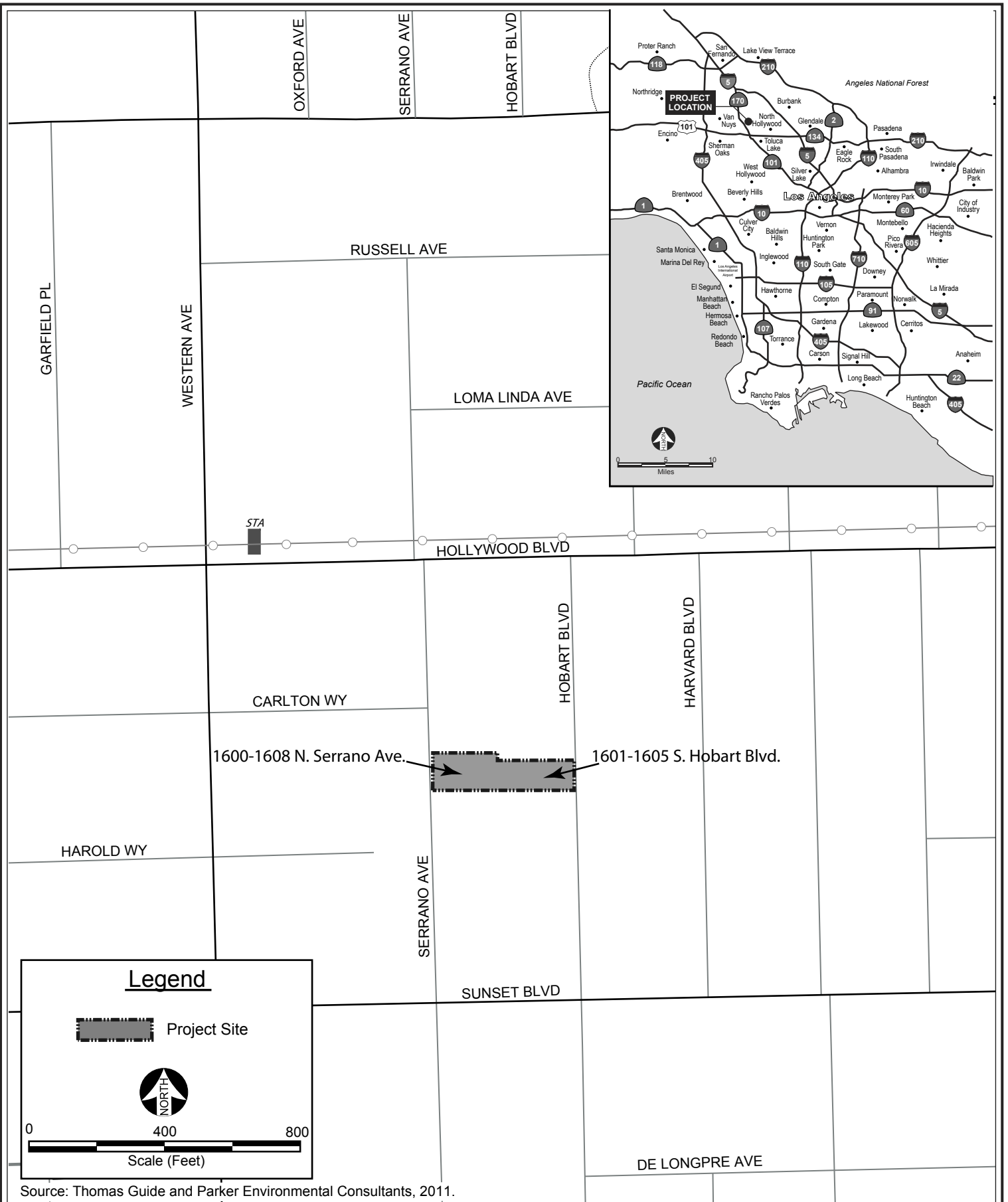
Starting Date March 5, 2012 Ending Date April 4, 2012

Lead Agency (Complete if applicable):

Consulting Firm: <u>Parker Environmental Consultants</u>	Applicant: <u>Hollywood Community Housing Corporation</u>
Address: <u>25000 Avenue Stanford, Suite 209</u>	Address: <u>5020 Santa Monica Boulevard</u>
City/State/Zip: <u>Santa Clarita, CA 91355</u>	City/State/Zip: <u>Los Angeles, CA 90029</u>
Contact: <u>Shane Parker</u>	Phone: <u>(323) 454-6210</u>
Phone: <u>(661) 257-2282</u>	

Signature of Lead Agency Representative: Simal P. Kuvawitharana Date: February 29, 2012

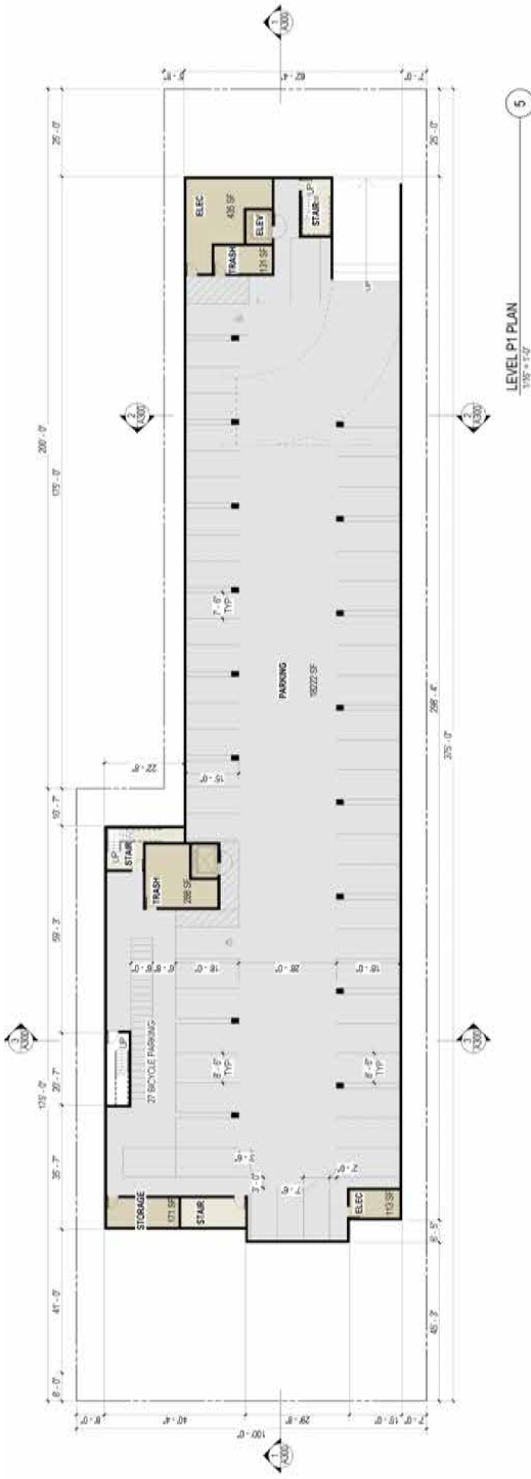
Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



Source: Thomas Guide and Parker Environmental Consultants, 2011.



Figure 1
Project Location Map



Source: Killifer Flammang Architects, Conceptual Design, Level P1 / First Floor Plan, 07/29/2010.



