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CITY PLANNING

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INFORMATION
http://planning.lacity.org

November 3, 2015

REVISED AND RECIRCULATED NOTICE OF PREPARATION (NOP) OF AN ENVIRONMENTAL IMPACT REPORT

Note: A Notice of Preparation (NOP) was sent out for the project that is the subject of this notice on July 10, 2015 and a scoping meeting held on July 22, 2015. A Revised NOP for the project is being sent out to inform the public of the following modifications: 1) Requests of permits/approvals; 2) Increase in the project's square-footage from 369,159 square feet to 385,976 square feet, pursuant to LAMC requirements which includes covered, non-livable open space, in floor area calculations (13,997 square feet) and the reconfiguration of units (2,820 square feet) for a total of 16,817 additional square-feet; 3) Reduction in proposed building heights from a maximum 58 feet to 56 feet; 4) Clarification that the proposed parking structure is a 5 story, 6-level structure; 5) Reduction in parking from 576 to 560 plus four spaces at grade; 6) Increase in bicycle parking spaces from 336 to 369 spaces, and 7) Technical corrections. The number of dwelling units (335) remains unchanged from the July 10, 2015 NOP. A new comment period is provided from ***November 3, 2015 to December 3, 2015****. No additional scoping meeting is required.*

CASE NO.: ENV-2015-1853-EIR
PROJECT NAME: Clarendon Street Apartments Development Project
PROJECT APPLICANT: AMCAL Equities, LLC
PROJECT LOCATION/ADDRESS: 22055-22147 Clarendon Street, Los Angeles, California 91367
COMMUNITY PLANNING AREA: Canoga Park-Winnetka-Woodland Hills-West Hills
COUNCIL DISTRICT: 3 – Bob Blumenfield
DUE DATE FOR PUBLIC COMMENTS: 4:00 P.M., December 3, 2015

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, when an Environmental Impact Report (EIR) is required for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Los Angeles' intent, as Lead Agency, to prepare an EIR for a project which is located in an area of interest to you and/or the organization or agency you represent. The Department of City Planning requests your comments as to the scope and content of the EIR.

The project location, description, and potential environmental effects anticipated to be studied in the EIR are described below.

PROJECT LOCATION: The proposed project is located on the north side of Clarendon Street, south of U.S. Highway 101, and west of the U.S. Highway 101 southbound on-ramp from State Route 27, at 22055-22147 Clarendon Street in the neighborhood of Woodland Hills in the City of Los Angeles, California.

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, 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. Open space amenities will include a covered outdoor room or cabana. The proposed residential project would have a density of 335 residential units, 17 of which would be affordable set-aside of 5% very low income units. 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.

REQUESTED PERMITS/APPROVALS: The project site has a General Plan designation of Community Commercial. The project site is within the Ventura/Cahuenga Boulevard Corridor Specific Plan area and also has a Specific Plan designation of Community Commercial. The project site's zoning is not consistent with its current General Plan and Specific Plan designation. The following approvals from the City of Los Angeles would be required:

- Zone and Height District Change from R1-1VL, [Q]CR-1VLD, and P-1VLD to [T][Q]RAS4-1L (pursuant to Section 12.32 of the Los Angeles Municipal Code [LAMC]) to bring about consistency between the General Plan and Specific Plan Community Commercial designations for the site and its zoning designations;
- 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.;
    - Floor area ratio 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); and
- Site Plan Review for residential development projects greater than 50 units (pursuant to LAMC Section 16.05).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Air Quality, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use Planning, Noise, and Utilities and Service Systems.

FILE COMMENTS: The enclosed materials reflect the scope of the project (subject to change). The environmental file is available for review at the Department of City Planning, 6262 Van Nuys Boulevard, Suite 351, Los Angeles, CA 91401. A copy of the Revised Initial Study, which

includes the modifications listed above, was prepared for the Project and may be viewed online at http://planning.lacity.org by clicking on the "Environmental" tab, then "Notice of Preparation & Public Scoping Meetings."

The Department of City Planning welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 p.m., December 2, 2015.**

Please direct your comments to:

Mail: Adam Villani
Environmental Analysis Section
Department of City Planning
6262 Van Nuys Boulevard, Suite 351,
Los Angeles, CA 91401

Email: adam.villani@lacity.org

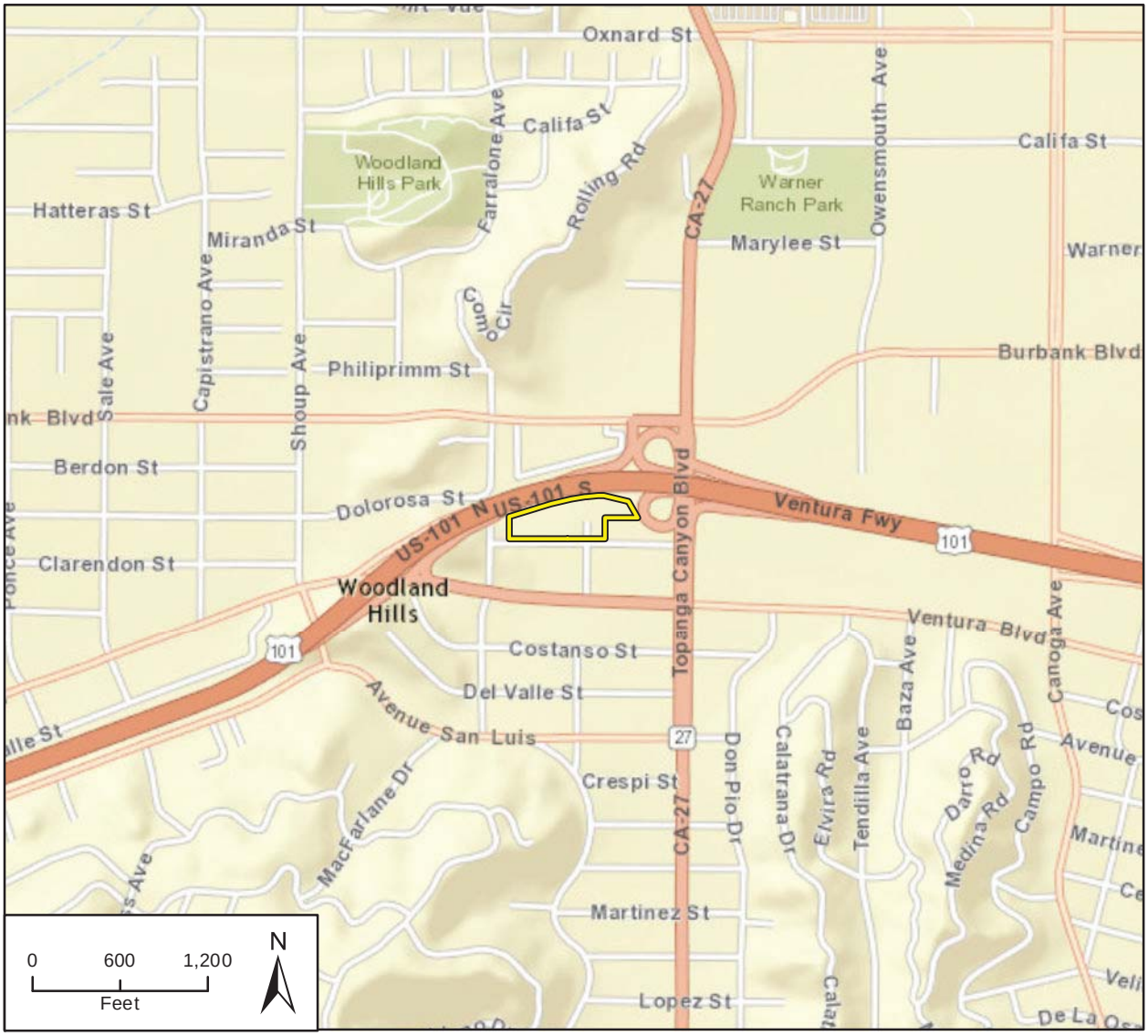
Michael J. LoGrande
Director of City Planning

Elva Nuño-O'Donnell for

Adam Villani, City Planning Associate

Enclosures

Vicinity Map and Aerial Photograph
500-foot Radius Map



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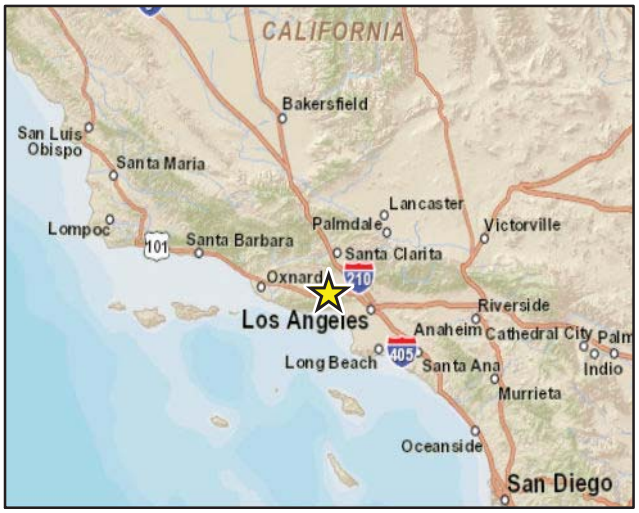
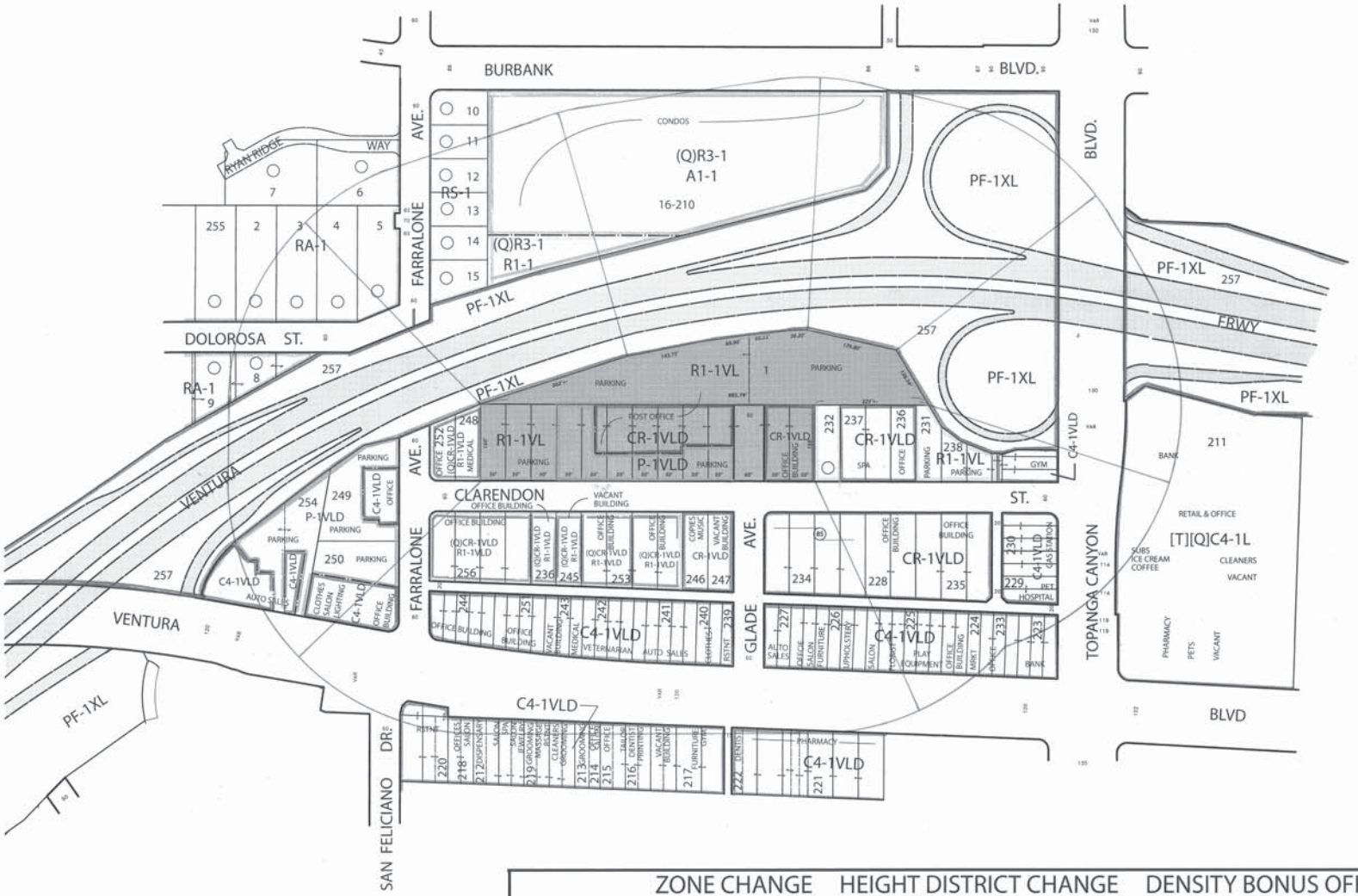


Project Location

Vicinity Map

Imagery provided by ESRI and Google and their licensors © 2015.

Project Site Location



REQUEST: CR-1VLD , P-1VLD & R1-1VL TO (T)(Q) RAS4-1L

ZONE CHANGE HEIGHT DISTRICT CHANGE DENSITY BONUS OFF-MENU
SITE PLAN REVIEW PROJECT PERMIT COMPLIANCE

QMS Quality Mapping Service
14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

DRAWN BY:

THOMAS BROTHERS
Page: 560 **Grid:** A-2

LEGAL
LOT: 89-100 & VAC STREET
TRACT: TRACT 1000 M.B. 19-1-34 "SEE APPLICATIONS"

ASSESORS PARCEL NUMBER
2169-026-110
CD: 3
CT: 1374.01
PA: 220-CANOGA PARK-WINNETKA WOODLAND HIIL-WEST HILLS
USES: FIELD

SITE ADDRESS
22051-22147 CLARENDON ST.
CASE NO:
SCALE: 1"=100'
D.M.: 174B101,171B101

CONTACT: QES INC. **PHONE:** 818-997-8033

DATE: 09-25-15
Update:

NET AC: 4.18

NORTH

QMS: 15-132-D