



APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number:
Related Case Numbers:
Case Filed With (Print Name): Date Filed:
EAF Accepted By (Print Name): Date Accepted:

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address: 6136 W Manchester Ave, Los Angeles CA 90045; 8651 S La Tijera Blvd, Los Angeles CA 90045
Assessor's Parcel Number: 4123004011; 4123004010
Major Cross Streets: Manchester Avenue and La Tijera Boulevard
Community Plan Area: Westchester/Playa Del Rey Council District: 11

APPLICANT (if not Property Owner)

Name: Steve Roberts
Company: 6136 Manchester Avenue Apartments LLC
Address: 1901 Avenue of the Stars Suite 1950
City: Los Angeles State: CA Zip Code: 90067
E-Mail: sroberts@cityview.com
Telephone No.: (310) 566-8700

PROPERTY OWNER

Name: Robert H Schwab
Company: AHM Properties LLC
Address: 10940 Wilshire Blvd Suite 2250
City: Los Angeles State: CA Zip Code: 90024
E-Mail: schwab.rhs@gmail.com
Telephone No.: (310) 208-1800

APPLICANT'S REPRESENTATIVE

Name: Dana Sayles
Company: three6ixty
Address: 11287 Washington Blvd
City: Culver City State: CA Zip Code: 90230
E-Mail: sara@three6ixty.net
Telephone No.: (310) 204-3500

ENVIRONMENTAL REVIEW CONSULTANT

Name: Stephanie Eyestone Jones
Company: Eyestone
Address: 2121 Rosecrans Avenue, Suite 3355
City: El Segundo State: CA Zip Code: 90245
E-Mail: s.eyestone@eyestoneeir.com
Telephone No.:

1 Project address must include all addresses on the subject site (as identified in ZIMAS; http://zimas.lacity.org)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

- A.** Briefly describe the entire project and any related entitlements (e.g., Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

Proposed construction, use, and maintenance of a 96 ft, 8-story mixed use building containing 441 dwelling units and approximately 16,120 sq ft of commercial space. The project provides 66 units for Very Low Income households, as well as a total of 551 parking spaces, and approximately 48,005 sq ft of open space. The project is requesting an Off-Menu Density Bonus, Conditional Use Permit for density in excess, CUB for a full line of alcoholic beverages, Site Plan Review, and Downtown Westchester CDO Compliance.

Additional information or Expanded Initial Study attached: YES NO

- B.** Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? YES NO

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: 105,267.436 square feet

Net Acres: 101,769 Gross Acres: 105,267.436

B. Zoning/Land Use.

	Existing	Proposed
Zoning	C2-1-CDO	C2-1-CDO
Use of Land	Commercial	Mixed use
General Plan Designation	Community Commercial	Community Commercial

C. Structures.

1. Does the property contain any vacant structures? YES NO

If YES, describe and state how long it has been vacant: _____

2. Will any structures be removed/demolished as a result of the project? YES NO

If YES, provide the number: 2, type: commercial, drive through restaurant
commercial, auto services, total square footage: 21,911
 and age: Built in 1957 and 1999 of structures to be removed.

If residential dwellings (apartments, single-family, condominiums, etc.) are being removed indicate the number of units: 0

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? YES NO

If YES, complete the following: tree types: pistachia chinensis, cupaniopsis anacardioides, syragrus romanzoffiana

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected Trees (8" trunk diameter and greater)	26	see above	26	0	26	0
Protected Trees (4" trunk diameter and greater)		Oak Tree (excluding Scrub Oak)				
		Southern California Black Walnut				
		Western Sycamore				
		California Bay				
Protected Shrubs (4" trunk diameter and greater)		Toyon				
		Mexican Elderberry				

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath, the tree's canopy.

Additional information attached: YES NO tree report attached

*If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.*

E. Slope. State the percent of property which is:

Less than 10% slope: x 10-15% slope: over 15% slope:

*If slopes over 10% exist, a **Topographic Map** will be required.*

F. Grading. Specify the total amount of dirt being moved:

0-500 cubic yards More than 500 cubic yards

If more than 500 cubic yards (indicate amount): 60,250 cubic yards

G. Import/Export. Indicate the amount of dirt to be imported or exported:

Imported: 0 cubic yards Exported: 60,250 cubic yards

Location of disposal site: Puente Hills Landfill 13130 Crossroads Pkwy S City of Industry, CA 91746

Location of borrow site: n/a

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? YES NO

*If YES, a **Haul Route** is required.*

H. Hazardous Materials and Substances. Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? YES NO

If YES, describe: A gasoline station was located on the property in the 1950s, but the use has not been in operation since that time and there is currently a fast-food restaurant located on that site, so there are no concerns regarding site contamination.

*If YES, a **Phase I Environmental Site Assessment (ESA)** is required. attached*

I. Historic, Cultural and/or Architecturally Significant Site or Structure. Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

National Register of Historic Places: _____

California Register of Historic Resources: _____

City of Los Angeles Cultural Historic Monument: _____

Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

Identified on SurveyLA: _____

Identified in HistoricPlacesLA: _____

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? YES NO

J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? YES NO

If YES, describe: _____
_____ and indicate the sheet number on your plans showing the condition: _____.

3. PROPOSED DEVELOPMENT

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. ALL PROJECTS

i. Parking.

Vehicular Parking

Required: 533 + Guest: 0

Proposed: 551 + Guest: 0

Bicycle Parking:

Required Long-Term: 378 Required Short-Term: 45

Proposed Long-Term: 378 Proposed Short-Term: 45

ii. Height.

Number of stories (not including mezzanine levels): 8 Maximum height: 96'

Are Mezzanine levels proposed? YES NO

If YES, indicate on which floor: _____

If YES, indicate the total square feet of each mezzanine: _____

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information: <http://ZIMAS.lacity.org>).*

iii. Project Size.

What is the total floor area of the project? 687,080 gross square feet

iv. Lot Coverage. Indicate the percent of the total project that is proposed for:

Building footprint: 88 %

Paving/hardscape: 10 %

Landscaping: 2 %

v. **Lighting.** Describe night lighting of project: Site lighting will be on during operating hours shielded and directed on site and away from neighboring properties

B. RESIDENTIAL PROJECT

If no portion of the project is residential, check -N/A and continue to next section

i. **Number of Dwelling Units.**

Single Family: 0, Apartment: 441, Condominium: 0

ii. **Recreational Facilities.** List recreational facilities for project: Fitness center, pool, roof decks, interior courtyard, living room, dog park.

iii. **Open Space.**

Does the project involve new construction resulting in additional floor area and units? YES NO

Does the project involve six or more residential units? YES NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)	23,550 sq ft	40,705 sq ft
Private Open Space (Square Feet)	N/A	7,300 sq ft
Landscaped Open Space Area (Square Feet)	7,233 sq ft	11,582 sq ft
Number of trees (24-inch box or greater)	111	79

iv. **Utilities.** Describe the types of appliances and heating (gas, electric, gas/electric, solar): Building will contain all electric appliances.

v. **Accessory Uses.** Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: N/A

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only, check -N/A and continue to next section

i. **Type of Use.** Commercial

ii. **Project Size.** Does the project only involve the remodel or change of use of an existing interior space or leasehold? YES NO

If YES, indicate the total size of the interior space or leasehold: _____ square feet

- iii. **Hotel/Motel.** Identify the number of guest rooms: N/A guest rooms
- iv. **Days of operation.** to be determined
Hours of operation. to be determined
- v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g., fundraisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? YES NO
 If YES, describe events and how often they are proposed N/A

- vi. **Occupancy Limit.** Total Fire Department occupancy limit: 810
- a. Number of fixed seats or beds TBD
- b. Total number of patrons/students TBD
- c. Number of employees per shift TBD, number of shifts TBD
- d. Size of largest assembly area TBD square feet
- v. **Security.** Describe security provisions for the project Security cameras; Secured building entry points; security gate between residential and commercial parking

4. SELECTED INFORMATION

- A. **Circulation.** Identify by name all arterial road types (i.e., Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). Manchester Avenue and La Tijera Boulevard, fronting, Boulevard II; Sepulveda Boulevard, approx. 830 ft, Boulevard I

- B. **Green building certification.** Will the project be LEED-certified or equivalent? YES NO
 If YES, check appropriate box:
 Certified Equivalent Silver Gold Platinum Other _____
- C. **Fire sprinklers.** Will the Project include fire sprinklers? YES NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

Check this box if you are requesting a Class 32 Exemption, and:

- You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and;
- You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information, if necessary, to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED,

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name) <u>Stephen Roberts</u> <i>for 6136 Manchester Avenue Apartments LLC</i>	I, (print name) _____
Signature <u>[Signature]</u>	Signature _____

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code Section 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On August 12, 2022 before me, Miranda Dellamaria Notary Public
(insert name and title of the officer)

personally appeared Stephen Roberts
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~(is)~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~(his)~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



**APPLICANT/CONSULTANT'S AFFIDAVIT
OWNER MUST SIGN AND BE NOTARIZED,
IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED**

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name) _____	I, (print name) <u>Dana Sayles</u>
Signature _____	Signature <u>[Handwritten Signature]</u>

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 03-21-2022 before me, A. Sheikh, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Dana Sayles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A. Sheikh (Seal)
Signature

