



# NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

December 10, 2020

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2016-3691-EIR
<b>STATE CLEARINGHOUSE NO.:</b>	2018021068
<b>PROJECT NAME:</b>	676 Mateo Street Project
<b>PROJECT APPLICANT:</b>	District Centre, LP, & District Centre-GPA, LP
<b>PROJECT ADDRESS:</b>	668-678 S. Mateo Street, 669-679 S. Imperial Street, Los Angeles 90021
<b>COMMUNITY PLAN AREA:</b>	Central City North
<b>COUNCIL DISTRICT:</b>	14 – De León
<b>PUBLIC COMMENT PERIOD:</b>	December 10, 2020 – January 25, 2021

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed 676 Mateo Street Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

## PROJECT DESCRIPTION:

The 676 Mateo Street Project would involve the demolition of the existing warehouse and surface parking lot, and the construction of an up to 197,355-square-foot mixed-use building including up to 185 live/work units, approximately 15,320 square feet of open space for residents, up to 23,380 square feet of art-production and commercial space, and associated parking facilities, resulting in a 4.74:1 FAR. Eleven percent of the units (20 live/work units) would be deed-restricted for Very Low Income households. The proposed building would be up to 116'-0" to the top of the parapet and 110'-0" to the top of the roof (8 above-ground levels) plus three levels of subterranean parking. The Project has been designed to incorporate specific design standards to address the Arts District's unique urban form and architectural characteristics.

The Project also proposes the ability to implement an increased commercial option that would provide the Project the flexibility to increase the commercial square footage provided by the Project from 23,380 square feet to 45,873 square-feet within the same building parameters (i.e., 197,355-square-foot, 116'-0" to the top of the parapet and 110'-0" to the top of the roof with eight-aboveground levels achieving a 4.74:1 FAR and three-level subterranean parking structure) and, in turn, reduce the overall amount of live/work units from 185 live/work units to 159 live/work units. Eleven percent of the units (18 live/work units) would be deed-restricted for Very Low Income households. Therefore, within the same building parameters (FAR, height, massing, etc), the Project proposes 185 live/work units and 23,380 square feet of commercial space, and the Flexibility Option proposes 159 live/work units and 45,873 square feet of commercial space.

## ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to: Noise and Vibration (Project construction vibration impacts related to human annoyance). All other potential impacts would be less than significant or mitigated to less-than-significant levels.

**FILE REVIEW AND COMMENTS:**

Coronavirus (COVID-19) Update

The Department of City Planning recognizes the unprecedented nature of COVID-19, and having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications and study updates to our community plans and citywide policies.

As a result of the Mayor's Safer at Home Order issued March 19, 2020, some of the previous means to access materials at libraries are no longer available to all residents or interested parties. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access.

The Draft EIR is available online at the Department of City Planning's website at <http://planning4la.com/development-services/eir>. The DEIR can be purchased on CD-ROM for \$5.00 per copy by contacting the planning staff listed below.

If you are unable to access digital copies of the Draft Environmental Impact Report, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the Draft Environmental Impact Report and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

The Draft EIR and the documents referenced in the Draft EIR are available for public review, **by appointment only**, at City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012. Please contact the Staff Planner listed below to schedule an appointment.

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **January 25, 2021 no later than 4:00 p.m.**

Please direct your comments to:

**Mail:** Jivar Afshar  
City of Los Angeles  
Department of City Planning  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA. 90012

**E-mail:** Email: [jivar.afshar@lacity.org](mailto:jivar.afshar@lacity.org)  
Case Number: ENV-2016-3691-EIR

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(213) 847-3630

***Puede obtener información en Español acerca de esta junta llamando al (213) 847-3674.***