



# NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

January 4, 2024

*Puede obtener información en Español acerca de este documento llamando al (213) 847-3686.*

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2016-3727-EIR
<b>STATE CLEARINGHOUSE NO.:</b>	2018021069
<b>PROJECT NAME:</b>	1100 E. 5 <sup>th</sup> Street
<b>PROJECT APPLICANT:</b>	WW-5 <sup>th</sup> St. & Seaton, LLC & XF-5 <sup>th</sup> & Seaton, LLC
<b>PROJECT ADDRESS:</b>	1100 E. 5 <sup>th</sup> St. and 506-530 S. Seaton St., Los Angeles, CA 90013
<b>COMMUNITY PLAN AREA:</b>	Central City North
<b>COUNCIL DISTRICT:</b>	14 – de León
<b>PUBLIC COMMENT PERIOD:</b>	<b>January 4, 2024 – February 20, 2024</b>

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 1100 E. 5<sup>th</sup> St. 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 1100 E. 5<sup>th</sup> Street Project proposes the demolition of three existing warehouse buildings and a surface parking lot, to allow for the construction of an eight-story, mixed-use building comprised of 220 live/work units, of which 11 percent (25 units) would be deed-restricted for Very Low Income households, and up to 46,548 square feet of ground-floor commercial uses. The Project would include a total of 249,758 square feet of floor area, for a Floor Area Ratio (FAR) of 4.75:1, and a maximum building height of 116 feet to the top of the parapet. Vehicle parking would be provided within three subterranean parking levels.

The Project includes an increased commercial option that provides the flexibility to replace 20 live/work units with up to 64,313 square feet of commercial uses, with an increase of the commercial floor area by an additional 17,765 square feet. There would be no change to the proposed building envelope, residential open space, percentage of deed-restricted Very Low Income households, or the number of vehicle subterranean parking levels.

#### **ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:**

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

## FILE REVIEW AND COMMENTS:

The Draft EIR and the documents referenced in the Draft EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa St., Ste. 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. Please contact the Staff Planner listed below to schedule an appointment.

The Draft EIR is available online at the Department of City Planning's website at <https://planning.lacity.org/project-review/environmental-review/published-documents>, click on "Environmental Impact Reports (EIRs)" and search for "1100 E. 5th Street Project" or the EIR number. Copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 W. 5<sup>th</sup> St., Los Angeles, CA 90071
- 2) Chinatown Branch Library, 639 N. Hill St., Los Angeles, CA 90012
- 3) Echo Park Branch Library, 1410 W. Temple St., Los Angeles, CA 90026

The Draft EIR can also be purchased on a USB for \$5.00 per copy. Contact Kathleen King at (213) 847-3624 to purchase copies.

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 Tuesday, February 20, 2024 **no later than 4:00 p.m.**

Please direct your comments to:

**Mail:** Kathleen King  
City of Los Angeles, Department of City Planning  
221 N. Figueroa St. Ste. 1350  
Los Angeles, CA 90012

**E-mail:** Kathleen.King@lacity.org

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