

APPENDIX A.1
NOTICE OF PREPARATION



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

February 23, 2018

ENVIRONMENTAL CASE NO.:	ENV-2016-3727-EIR
PROJECT NAME:	1100 E. 5th Street Project
PROJECT APPLICANT:	WW-5 th & Seaton, LLC & XF-5 th & Seaton, LLC
PROJECT ADDRESS:	1100 E. 5th Street, 506-530 S. Seaton Street, Los Angeles, CA 90013
COMMUNITY PLAN AREA:	Central City North
COUNCIL DISTRICT:	14 – Huizar
PUBLIC COMMENT PERIOD:	February 23, 2018 – March 27, 2018
SCOPING MEETING:	5:00 P.M.–7:00 P.M., March 15, 2018. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 1100 E. 5th Street Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES:

The Project is located at 1100 E. 5th Street, and 506-530 S. Seaton Street in the City of Los Angeles, 90013 (the Project Site). The relatively flat Project Site is approximately 1.2 acres in size and is located in the City's Arts District in the Downtown area. The Project Site currently consists of three vacant single-story industrial warehouses that occupy approximately 35,000 square feet of floor area and an associated surface parking lot. The Project Site is bounded by E. 5th Street to the north with a converted industrial building across E. 5th Street; Seaton Street to the west with a gas station with truck wash and industrial uses across Seaton Street; a paved surface lot to the south; and one- and four-story warehouse buildings and surface parking lot to the east. The land uses within the general vicinity are characterized by a mix of low- to medium-intensity industrial, commercial, and live/work uses, which vary widely in building style and period of construction. The surrounding properties include industrial, commercial retail, studio, bar, café, restaurant, low- and mid-rise adaptive reuse buildings with

live/work components and surface parking lots. While the majority of properties in the surrounding area are designated and zoned heavy industrial and manufacturing, the implementation of the Adaptive Reuse Ordinance has allowed for residential uses within the live/work components, with neighborhood commercial uses to complement the residential population. See attached Figure 1 – Project Location and Scoping Meeting Location Map.

PROJECT DESCRIPTION:

The Project proposes the demolition of three existing vacant warehouses totaling approximately 35,000 square feet and the removal of approximately 23,000 square feet of associated paved surface parking area and concrete surface area in order to construct an up to 247,000-square-foot mixed-use building containing up to 220 live/work units and approximately 22,725 square feet of open space for residents, up to 44,530 square feet of commercial uses, and associated parking facilities providing approximately 342 parking spaces and approximately 288 bicycle parking spaces. Eleven percent of the units (approximately 25 live/work units) would be deed-restricted for Very Low Income households. The proposed building would be up to 110 feet (8 levels) tall and would include a three-level subterranean parking structure. See attached Figure 2 – Conceptual Plot Plan.

Existing Uses to be Removed

Existing Uses	Sizes
Commercial Land Uses	
Warehouses (vacant)	35,000 sf
Total Commercial	35,000 sf

Proposed Uses

Proposed Uses	Maximum Sizes
Commercial Land Uses	
Retail	44,530 sf
Total Commercial	44,530 sf
Residential Land Uses	
	220 live/work units
Total Residential	220 live/work units
Open Space	
Total Open Space	22,725 sf

REQUESTED ACTIONS:

- (1) General Plan Amendment to amend the adopted Central City North Community Plan's land use designation from the current "Heavy Industrial" land use designation to "Regional Center Commercial" land use designation;
- (2) Vesting Zone Change from M3 Zone to C2 Zone;
- (3) Height District Change from Height District No. 1 to Height District No. 2;
- (4) Master Conditional Use approval to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption for up to 4 establishments, for a total of up to 19,609 square feet of floor area;
- (5) Site Plan Review approval for a development that creates an increase of 50 or more dwelling units;
- (6) Density Bonus to set aside 11 percent as Very Low Income units and utilize an on-menu density bonus incentive to reduce the open space requirement by up to 20 percent;
- (7) Vesting Tentative Tract Map No. 74549 to merge the existing lots and subdivide for commercial and live/work condominium purposes;
- (8) Zoning Administrator Adjustment for reduced side and rear yard setback areas;
- (9) Deviation from Advisory Agency Policy No. 2000-1 to permit 249 parking spaces for the 220 live/work units at a ratio of 1.13 parking spaces per unit;
- (10) Certification of the Environmental Impact Report;
- (11) Haul route approval (if required); and
- (12) Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits in order to execute and implement the Project.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will to be addressed in the EIR:

Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, Utilities and Service Systems, and Energy.

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in **an open house format** to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests, will be scheduled after the completion of the EIR. The date, time, and location of the Public Scoping Meeting are as follows:

Date: Thursday, March 15, 2018
Time: 5:00 p.m. – 7:00 p.m.
Location: Art Share L.A., Theater Room, 801 E. 4th Place, Los Angeles, CA 90013

Free parking is available at the parking structure across from Art Share L.A., accessible from S. Hewitt Street (see Figure 1).

FILE REVIEW AND COMMENTS:

The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 200 N. Spring Street, Room 750, Los Angeles, CA 90012 during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the "Environmental Review" tab, then "Notice of Preparation & Public Scoping Meetings", and then clicking on the document links below the Project title.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **Tuesday, March 27, 2018 no later than 4:00 p.m.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

Mail: William Lamborn
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

E-mail: William.lamborn@lacity.org

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP
Director of Planning



William Lamborn
Major Projects Section
Department of City Planning
213-978-1470

Attachments:

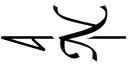
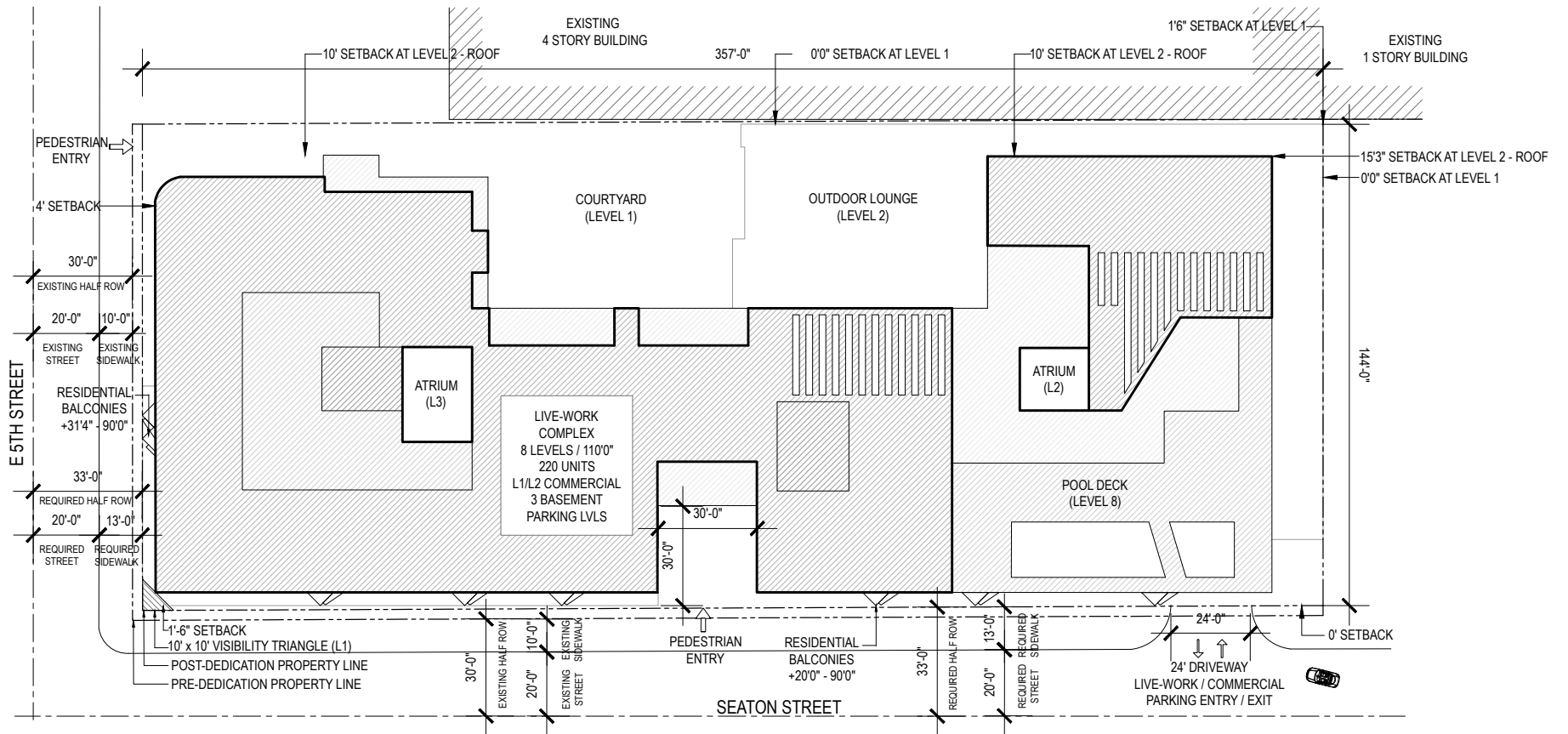
Figure 1 – Project Location and Scoping Meeting Location Map
Figure 2 – Conceptual Plot Plan

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.



- Project Site
- Scoping Meeting: Art Share LA, 801 E. 4th Place, Los Angeles 90013

Source: GoogleEarth, February 2018.



Source: Hansonla Architecture, February 2018.