



# NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

December 30, 2021

**ENVIRONMENTAL CASE NO.:** ENV-2017-249-EIR  
**STATE CLEARINGHOUSE NO.:** 2017041071  
**PROJECT NAME:** 670 Mesquit Project  
**PROJECT APPLICANT:** RCS VE LLC  
**PROJECT ADDRESS:** 606-694 S. Mesquit Street, 1494-1498 E. 6<sup>th</sup> Street, and 2119-2135 E. 7<sup>th</sup> Street, Los Angeles, California 90021  
**COMMUNITY PLAN AREA:** Central City North  
**COUNCIL DISTRICT:** 14—De Leon  
**PUBLIC COMMENT PERIOD:** December 30, 2021 to February 14, 2022

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 670 Mesquit 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 DEIR, information regarding the availability of the DEIR for public review, and the timeframe for submitting comments on the DEIR. Comments must be submitted in writing according to the directions below.

## PROJECT DESCRIPTION:

The 670 Mesquit Project (Project) proposes to construct a new mixed-use development totaling up to 1,792,103 square feet of floor area (the Project) on approximately 5.45 acres of land at 670 Mesquit Street (Project Site), along the southeastern edge of the Artists-in-Residence District within the Central City North Community Plan area of the City of Los Angeles (City). The Project would have a floor area ratio (FAR) of up to 7.5:1, and would consist of the following primary components: creative office space totaling up to 994,055 square feet; a 236-room hotel; 208 multi-family residential housing units; an Arts District Central Market (food hall), a grocery store, and general retail uses totaling up to 136,152 square feet; restaurants totaling up to 89,577 square feet; studio/event/gallery space and a potential museum totaling up to 93,617 square feet; and a maximum 62,148-square-foot gym. The proposed uses would be accommodated in five new interconnected buildings above subterranean and podium parking that would range in height from 84 feet to 378 feet. The Project would provide parking for a total of up to 3,500 vehicles using a combination of automated parking systems, valet parking, or other efficiency parking methods and parking would be provided in below-grade, at-grade, and above-grade structured parking spanning the Project Site. In addition, the Project may include a Deck Concept (Project with the Deck Concept) that would involve construction of a 132,000 square foot Deck that would extend over a portion of the freight and passenger rail lines and rail yards (Railway Properties) east of the Project Site. Existing one-to four-story freezer, cold storage, and dry storage warehouses and surface parking would be demolished as part of this Project.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:**

Based on the analysis included in the DEIR, the Project would result in significant and unavoidable impacts related to construction air quality (regional NOx emissions), operational air quality (regional VOC emissions), Project-level and cumulative on-site construction noise, cumulative off-site construction noise, construction vibration (structural), construction vibration (human annoyance), vehicle miles traveled (regional serving retail), and geometric hazards (freeway safety). 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 DEIR is available online at the Department of City Planning's website at <https://planning.lacity.org/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 DEIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the DEIR 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 DEIR and the documents referenced in the DEIR 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.

Digital copies are also available at the following Library Branches:

1. Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
2. Little Tokyo Branch Library, 203 South Los Angeles Street, Los Angeles, CA 90012
3. Robert Louis Stevenson Branch Library, 803 Spence St, Los Angeles, CA 90023

If you are unable to access project materials, or wish to schedule an appointment, please contact the project planner for the project, William Lamborn at (213) 847-3637 or [William.lamborn@lacity.org](mailto:William.lamborn@lacity.org).

If you wish to submit comments following review of the DEIR, please reference the Environmental Case No. above, and submit them in writing by **no later than 4:00 P.M. Monday, February 14, 2022.**




Please direct your comments to:

**Mail:** William Lamborn  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012

**E-mail:** [William.lamborn@lacity.org](mailto:William.lamborn@lacity.org) **Case Number:** Case Number: ENV-2017-249-EIR

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Director of Planning



For.

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