

2017041012



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

February 28, 2019

ENVIRONMENTAL CASE NO.: ENV-2016-4476-EIR
STATE CLEARINGHOUSE NO.: 2017041012
PROJECT NAME: Arts District Center
PROJECT APPLICANT: Arts District Development, LLC
PROJECT ADDRESS: 1129 and 1101 E. 5th Street, 445-457 S. Colyton Street, 450-456 S. Seaton Street, Los Angeles, CA 90013
COMMUNITY PLAN AREA: Central City North
COUNCIL DISTRICT: 14 - Huizar
PUBLIC COMMENT PERIOD: February 28, 2019 – April 15, 2019

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 Arts District Center 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 Project includes demolition and removal of all existing uses on the Project Site and development of the site with a new mixed-use building, including 129 live/work condominium units (200,021 square feet), a 113-room hotel (97,850 square feet), and 72,469 square feet of commercial space to be used for art galleries, retail, restaurant, and artist collaborative space. Of the 129 live/work units, 15 units (i.e., 11 percent) would be Very Low Income units. The proposed building would be 12 stories (148 feet) in height. The Project includes 513 automobile parking spaces provided in four of five subterranean levels. The additional subterranean level would include 168 long-term and 52 short-term bicycle parking spaces and storage 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 (Cumulative Noise, Vibration), Transportation and Traffic. 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 Street, Suite 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 also available online at the Department of City Planning's website at <http://planning.lacity.org> (click on the "Environmental Review" tab on the left-hand side, then "Draft EIR", and click on the Project title); and copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Ben Franklin Branch Library, 2200 E. 1st Street, Los Angeles, CA 90033
- 3) Chinatown Branch Library, 639 N. Hill Street, Los Angeles, CA 90012
- 4) Little Tokyo Branch Library, 203 S. Los Angeles Street, Los Angeles, CA 90012

The Draft EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact William Lamborn at (213) 847-3637 to purchase copies.

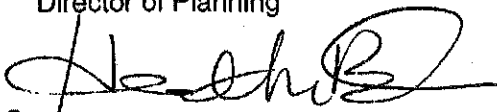
If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **Monday, April 15, 2019 no later than 4:00 p.m.**

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

VINCENT P. BERTONI, AICP
 Director of Planning


 For William Lamborn
 Major Projects Section
 Department of City Planning
 (213) 847-3637

Puede obtener información en Español acerca de esta junta llamando al (213) 847-1454.