



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

May 26, 2022

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

ENVIRONMENTAL CASE NO.:	ENV-2017-470-EIR
STATE CLEARINGHOUSE NO.:	2017091054
PROJECT NAME:	4 th and Hewitt Project
PROJECT APPLICANT:	LIG – 900, 910 and 926 E. 4th St., 405-411 S. Hewitt St., LLC
PROJECT ADDRESS:	900, 902, 904, 906-910, and 926 East 4 th Street; 406, 408, and 414 Colyton Street; 405, 407, 411, 417, and 423 South Hewitt Street, Los Angeles, California 90013
COMMUNITY PLAN AREA:	Central City North
COUNCIL DISTRICT:	14 — De León
PUBLIC COMMENT PERIOD:	May 26, 2022 – July 11, 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 4th and Hewitt 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 4th and Hewitt Project would involve the demolition of an existing office building, two storage/garage buildings, and surface parking lots, and the construction of an 18-story office building (Office Building). The Project would total approximately 343,925 square feet of gross floor area, comprised of an existing 7,800-square-foot building and the new approximately 336,125-square-foot Office Building, which would include approximately 8,149 square feet of ground floor restaurant space, 311,682 square feet of commercial office space, and 16,294 square feet of office exterior common areas. The Project would also include a landscaped outdoor courtyard on Colyton Street. The ground floor would include 112 bicycle parking spaces (40 short-term spaces and 72 long-term spaces), as well as amenities, such as showers and a bicycle repair area. Vehicle parking spaces would be provided within three subterranean levels and on the 2nd through 5th floors of the Office Building. Office space would comprise the 6th through 17th floors, and office and mechanical equipment would comprise the 18th floor and rooftop level. In addition to the ground floor courtyard and passageway, outdoor amenity spaces, including balconies, and/or decks, would be provided on the 6th through 16th floors for commercial tenants. The Office Building would have a maximum height of 292 feet to the top of the parapet. The Project's proposed floor area ratio would be approximately 6:1.

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-level and cumulative off-road construction equipment noise, Project-level and cumulative composite construction activity noise, Project-level off-road construction activity vibration (building damage), and Project-level and cumulative on-road construction vehicle vibration (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 may not be 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 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. In addition, physical copies of the Draft EIR 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 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. Digital copies of the Draft EIR 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) Chinatown Branch Library, 639 North Hill Street, Los Angeles, CA 90012

The Draft EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact Courtney Shum at courtney.shum@lacity.org or (213) 847-3682 to purchase copies.

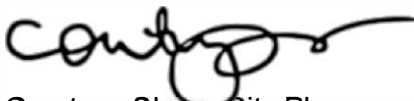
If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by Monday, July 11, 2022 no later than 4:00 p.m.

Please direct your comments to:

Mail: Courtney Shum, City Planner
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

E-mail: courtney.shum@lacity.org

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