

Volume II – Draft EIR Appendices

Appendix A1

Notice of Preparation



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

September 20, 2017

CASE NO.:	ENV-2017-470-EIR
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 E. 4 th Street; 406, 408, and 414 S. Colyton Street; and 405, 407, 411, 417, and 423 S. Hewitt Street Los Angeles, California 90013. The proposed address would be 401 S. Hewitt Street, Los Angeles, California, 90013
COMMUNITY PLANNING AREA:	Central City North
COUNCIL DISTRICT:	14 – Huizar
PUBLIC COMMENT PERIOD	September 20, 2017 – October 20, 2017
SCOPING MEETING:	October 10, 2017, 5:00 p.m. - 7:00 p.m. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 4th and Hewitt 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 Site is located in the Arts District and is generally bounded by Colyton Street to the west, E. 4th Street to the north, S. Hewitt Street to the east, and various industrial and commercial uses to the south. The 1.31-acre Site is currently developed with the 7,950-gross square foot (sf) Architecture and Design (A+D) Museum and associated 1,000 gross sf detached storage space, a 6,030-gross sf office and related garage/storage space, and approximately 39,751 gross sf of surface parking lots.

The Project Site and immediately surrounding area have a General Plan land use designation of Heavy Industrial. The Project Site is zoned M3-1-RIO (Heavy Industrial, Height District No. 1, River Improvement Overlay). The M3 zone permits a wide range of industrial and manufacturing uses that are in operation in the area. The M3 zone also permits some commercial uses, such as restaurant, bar, brewery, retail, museum, studio, and office uses, which can all be found within the immediate surrounding area of the Project Site. (See attached Project and Scoping Meeting Location Map.)

PROJECT DESCRIPTION:

The proposed 4th and Hewitt Project would be located on approximately 1.31 acres at the south side of E. 4th Street between Colyton Street and S. Hewitt Street. The Project retains the approximately 7,800 net square-foot (sf) existing A+D Museum and includes the demolition of 6,030 gross sf of office and related garage space, 1,000 gross sf of storage space, and approximately 39,751 gross sf of surface parking lots. The Project would include construction of an 11-story commercial office building that would consist of approximately 14,995 sf of ground floor commercial space, approximately 255,387 sf of office space and lobbies, and approximately 11,021 sf of common area. The proposed building would rise to a maximum height of 190 feet above grade, and the Project’s proposed floor area ratio (FAR) would be approximately 5.04:1. The office component would be located on the 5th through 11th floors. The Project would provide 538 parking spaces on three subterranean levels and on four above-ground floors. In addition, the Project would provide 164 bicycle parking spaces, comprised of 44 bicycle spaces for short term use and 120 for long term use.

Existing Uses

Existing Uses	Sizes ¹
Commercial Land Uses	
A+D Museum	7,950 sf
Museum Storage Space	1,000 sf*
Office	3,515 sf*
Office Storage Space/Garage	2,515 sf*
Total Commercial	14,980 sf
Parking Uses	
Surface Parking Lots	39,751 sf*
¹ Areas are provided in gross square feet, which include exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, etc.	
*Indicates uses to be removed.	

Proposed Uses

Proposed Uses	Maximum Sizes ¹
Commercial Land Uses	
A+D Museum (existing, to remain)	7,800 sf
Commercial, common area	11,021 sf
Commercial, ground floor retail/restaurant	14,995 sf
Commercial, upper floor commercial office	255,387 sf
Total Commercial	289,203 sf
¹ Square footage is based on floor area, which is defined as area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, and basement storage areas.	

REQUESTED ACTIONS:

1. General Plan Amendment for the property 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 for the property from the M3 zone to C2 zone;
3. Height District Change for the property 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 six establishments, for a total of up to 22,795 sf (made up of approximately 14,995 sf of new commercial space and 7,800 sf of the existing A+D Museum);
5. Conditional Use approval to permit a Major Development Project over 100,000 sf or more of floor area in non-residential uses in the C2 zone;
6. Site Plan Review approval for a development that results in an increase of 50,000 gross sf of non-residential floor area;
7. Vesting Tentative Tract Map No. 74745 to merge the existing lots and subdivide into 13 lots, including one master lot and 12 airspace lots;
8. Waiver of Dedication and Improvement requirements;
9. Certification of an Environmental Impact Report; and
10. Additional approvals and permits from the City of Los Angeles Department of Building and Safety and Public Works (and other municipal agencies) for Project construction activities including, but not limited to, demolition, haul route, excavation, shoring, grading, foundation, building and interior improvements, and the removal of trees on public and/or private property.

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 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 (Fire and Police Protection Services), Transportation and Traffic, Tribal Cultural Resources, Utilities and Service Systems (Water, Wastewater and Solid Waste), and Energy. For informational purposes only, Aesthetics will also be addressed in the EIR.

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: Tuesday, October 10, 2017
Time: 5:00 p.m. – 7:00 p.m.
Location: A+D Museum
900 E. 4th Street
Los Angeles, CA 90013

Free parking is available at the A+D Museum parking lot, and along Colyton and S. Hewitt Streets. Parking is also available at 926 E. 4th Street from City Center Parking (corner of 4th and Hewitt Streets). The scoping meeting location is accessible from the Metro Gold Line Little Tokyo/Arts District Station (located one-half mile to the north of

the A+D Museum), Montebello Bus Line M40 (stops located at E. 4th and S. Alameda Streets and E. 4th and Merrick Streets), and DASH A Line (stops located at E. 4th Place and S. Hewitt Street and Merrick Street and Traction Avenue).

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. 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".

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 pm, October 20, 2017.** 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



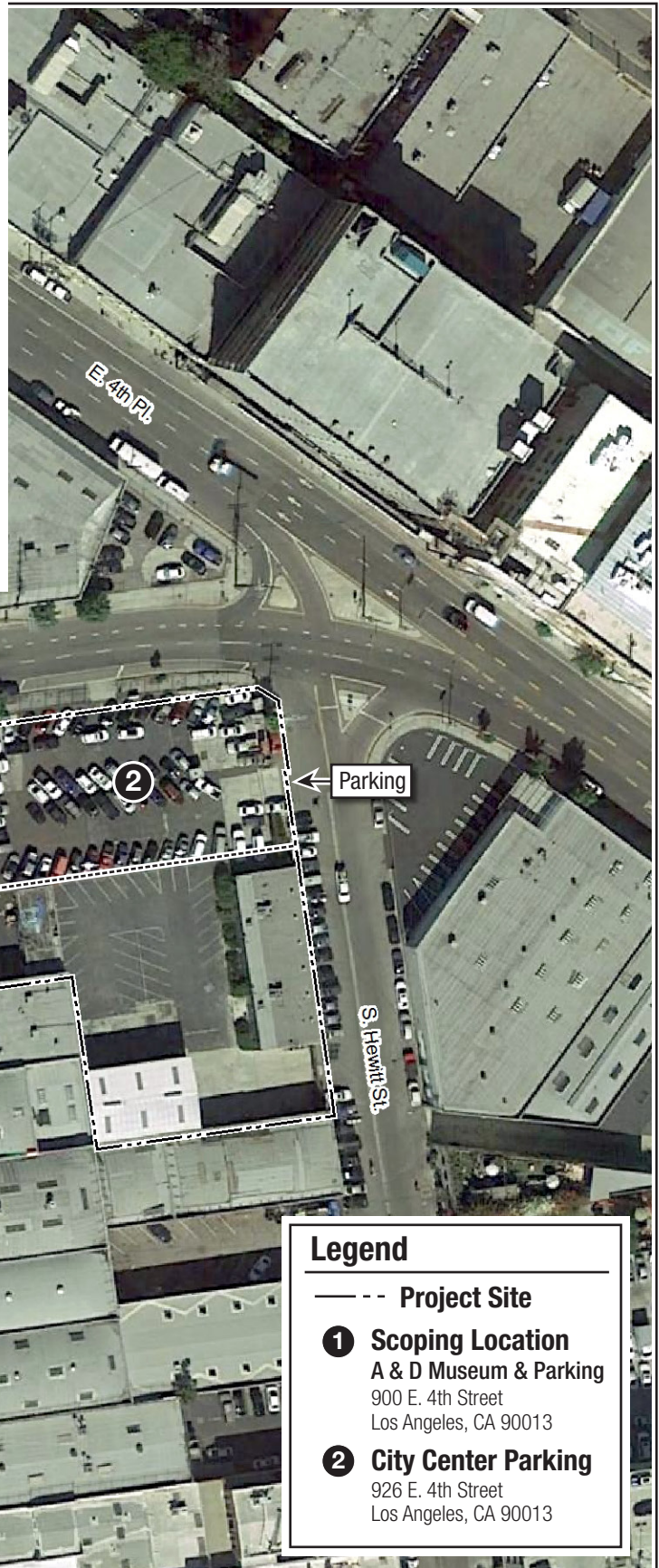
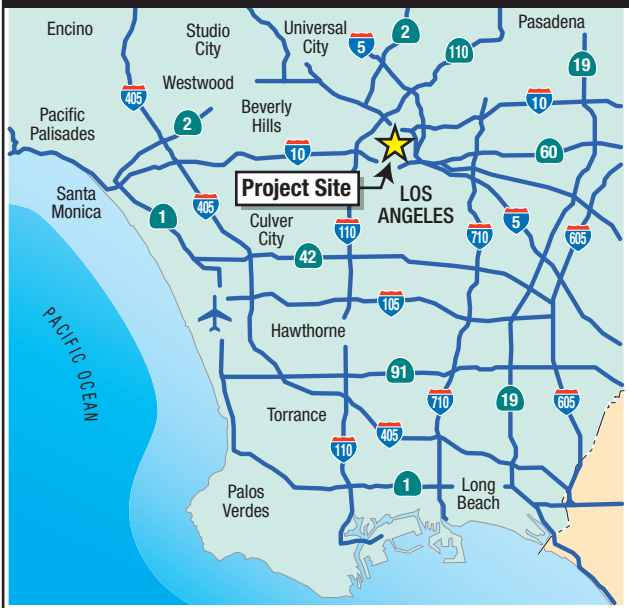
William Lamborn
Major Projects Section
Department of City Planning
213-978-1470

Attachments:

Project and Scoping Meeting Location Map
Existing On-site Uses
Ground Floor Plan

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

Regional Map



Legend

--- Project Site

1 Scoping Location
A & D Museum & Parking
900 E. 4th Street
Los Angeles, CA 90013

2 City Center Parking
926 E. 4th Street
Los Angeles, CA 90013

Aerial Source: GoogleEarth Pro, Oct. 18, 2016.



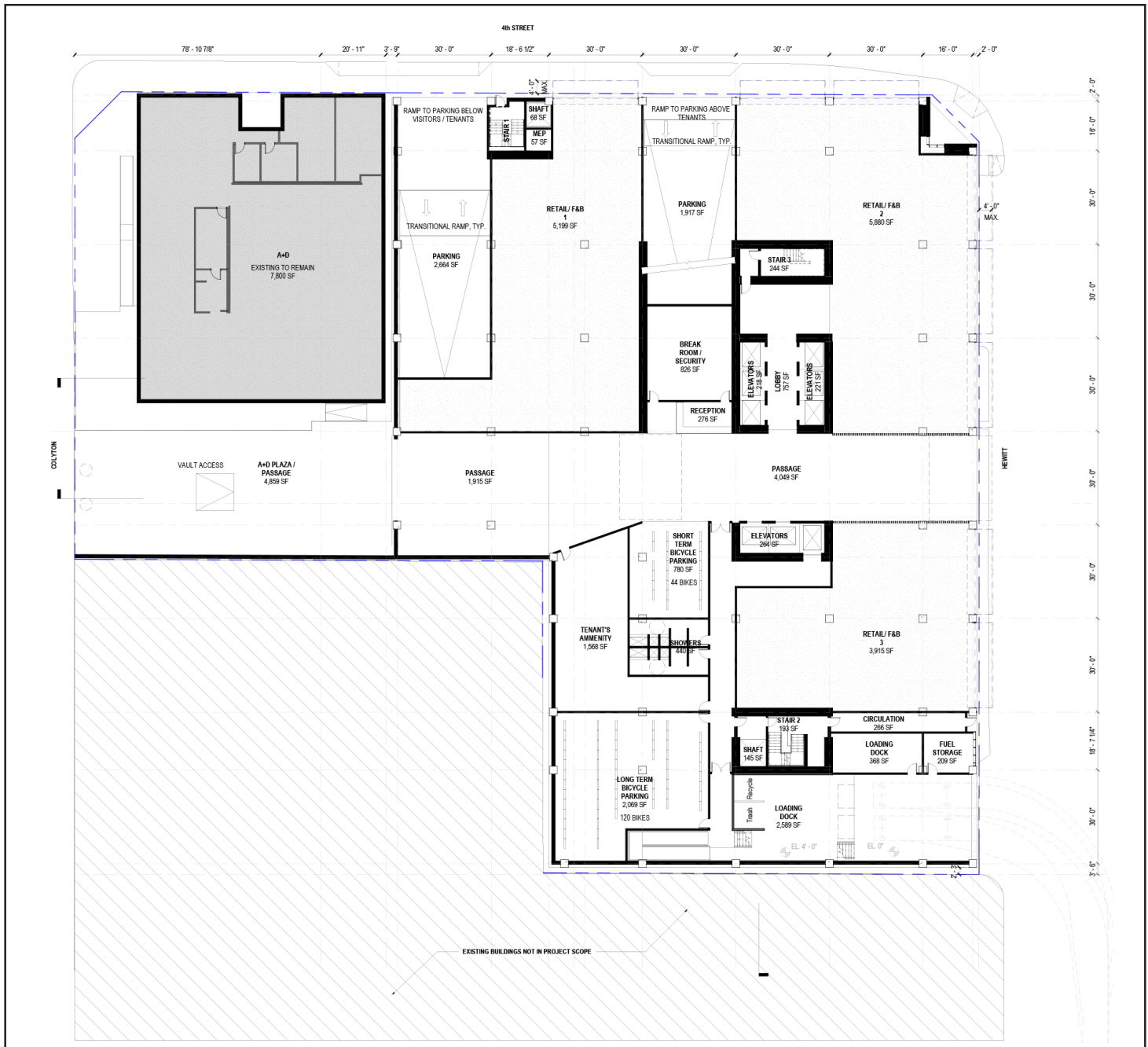
Aerial Source: GoogleEarth Pro, Oct. 18, 2016.

Legend

--- Project Site

Project Site Land Uses

- ① Parking Lots (To be Removed)
- ② A & D Museum (To Remain)
- ③ Storage (To be Removed)
- ④ Office (To be Removed)
- ⑤ Storage/Garage (To be Removed)



Source: Gensler, July, 2017.