



222 West 2nd Project

Environmental Case: ENV-2016-3809-EIR
State Clearinghouse No.: 2017011062

Project Location: 213 South Spring Street, 200–210 South Broadway, and 232–238 West 2nd Street, Los Angeles, California 90012

Community Plan Area: Central City

Council District: 14—Huizar

Project Description: The Project involves the development of a 30-story mixed-use building consisting of 107 residential units (comprising an estimated 137,347 square feet), 7,200 square feet of ground level commercial retail uses, and 534,044 square feet of office uses in Downtown Los Angeles. The 2.71-acre Project Site, which is bounded by South Broadway on the west, West 2nd Street on the north, and South Spring Street on the east, is the future site of the Los Angeles County Metropolitan Transportation Authority Regional Connector 2nd Street/Broadway rail station and portal. The 2nd Street/Broadway rail station will be below grade, with a station portal at the northwest corner of the site at 2nd Street and Broadway. The Metro station and portal are currently under construction. Overall, the Project's improvements (plus the Metro portal) would comprise a total of 688,401 square feet of floor area and replace a surface parking lot located on the northern portion of the Project Site. An existing five-story parking structure is located on the southern portion of the Project Site and would remain and be reconfigured to provide required automobile and long-term bicycle parking for the Project. The Project also includes a plaza surrounding the Metro portal, which would be integrated with a landscaped paseo located between the proposed building and the existing parking structure to the south. In addition, amenity decks offering a variety of social and community spaces would be provided on various levels of the new building and would include landscaped terraces, rooftop gardens, and gathering spaces. Indoor and outdoor recreational spaces, as well as private balconies, also would be provided.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Eystone Environmental

APPLICANT:

CA-LATS South, LLC

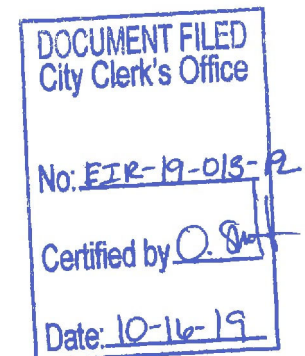


Table of Contents

	<u>Page</u>
I. INTRODUCTION	I-1
II. RESPONSES TO COMMENTS.....	II-1
A. Introduction.....	II-1
B. Matrix of Comments Received on the Draft EIR.....	II-2
C. Comment Letters.....	II-4
III. REVISIONS, CLARIFICATIONS, AND CORRECTIONS TO THE DRAFT EIR	III-1
IV. MITIGATION MONITORING PROGRAM	IV-1

List of Appendices

Appendix FEIR-1 Draft EIR Comment Letters

Appendix FEIR-2 Discussion of Modifications to Appendix G of the CEQA Guidelines

List of Tables

<u>Table</u>		<u>Page</u>
Table II-1	Matrix of Comments Received on the Draft EIR.....	II-2
<u>Revised</u> Table 25	Alternative 4A: Estimated Police Service Population Generation.....	III-8
<u>Revised</u> Table 27	Alternative 4A: Estimated Water Demand	III-9
<u>Revised</u> Table 28	Alternative 4A: Estimated Wastewater Generation.....	III-10
<u>Revised</u> Table 29	Alternative 4A: Estimated Solid Waste Generation— Construction	III-11