

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017061083

Project Title: Times Mirror Square

Lead Agency: City of Los Angeles

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Project Location: Los Angeles Los Angeles County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project Site, bounded by W. 1st Street, S. Spring Street, W. 2nd Street, and S. Broadway, is located within the northern portion of the City of Los Angeles. The Project would develop a new mixed-use development and rehabilitate the Times, Plant, and Mirror Buildings on the approximately 3.6-acre site in Downtown Los Angeles. New development, consisting of the 37-story "North Tower" and 53-story "South Tower" would be located in the west sector of the block. The existing Executive Building and parking garage would be demolished to allow for the Project's new mixed-use component. The North and South Towers, which would be constructed above a five-story parking podium, would contain approximately 1,127 residential units and approximately 34,572 square feet of commercial floor area. The space below the podium would contain an additional nine levels of subterranean parking. The combined commercial and residential floor area would total approximately 1,135,803 square feet. In total, including new construction and existing buildings to remain, the Project proposes approximately 1,511,908 square feet of floor area. This would result in a floor area ratio (FAR) of 9.42:1..

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR concluded that the Project would result in significant and unavoidable impacts on: (1) Project and cumulative air quality during construction; (2) historic resources from the removal of the Executive Building and parking structure; (3) Project and cumulative construction noise and vibration impacts; (4) and traffic impacts at one intersection under the Existing with Project scenario (Intersection No. 11) and at six intersections under the Future with Project scenario (Intersection Nos. 1, 5, 10, 11, 12, and 17). Mitigation measures would reduce potentially significant impacts with regard to air quality, cultural resources, noise, and transportation. Impacts related to air quality during Project operation, archaeological resources, paleontological resources, noise during Project operation, construction vibration for on-site and off-site structures, and vibration during Project operation would be reduced to less-than-significant levels.

The Project would implement Mitigation Measure (MM) AQ-1 and AQ-2 to reduce impacts to air quality, but impacts would remain significant and unavoidable. The Project would implement MM AQ-3, AQ-4, and AQ-5 to reduce impacts on air quality during Project operation to a less than significant impact. Mitigation Measures MM-AQ-1 through MM-AQ-5 would reduce impacts on exposing sensitive receptors to substantial pollutant concentrations to a less than significant level.

MM-CUL-1 through CUL-4 would not reduce impacts on historical resources to a less than significant impact, and impacts would remain significant and unavoidable. The Project would implement MM-CUL-5 through CUL-11 to reduce impacts on archaeological and paleontological resources to a less than significant level.

The Project would implement MM NOISE-1 through NOISE-6 during Project construction but would still have a significant and unavoidable impact. Implementation of MM NOISE-5 and -6 would reduce impacts of construction vibration to on-site and off-site structures to a less than significant levels. Impacts on the Project and cumulative human annoyance would still remain significant and unavoidable.

The Project would implement MM TRAF-1 to reduce impacts on operational traffic, but impacts would remain significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The comment letters received from the agencies on the Notice of Preparation raised the following environmental concerns: General development impacts regarding traffic, air quality and noise due to construction occurring in the area; construction noise and vibration interference at the nearby uses; traffic impacts at the ingress/egresses at nearby uses and from the streets surrounding the Project Site; and aesthetics, character, size, and density.

Provide a list of the responsible or trustee agencies for the project.

City of Los Angeles (Lead Agency)