



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

January 14, 2021

ENVIRONMENTAL CASE NO.:	ENV-2018-3273-EIR
STATE CLEARINGHOUSE NO.:	2019039164
PROJECT NAME:	Angels Landing
PROJECT APPLICANT:	Angels Landing Partners, LLC
PROJECT ADDRESS:	361 S. Hill Street (332–358 S. Olive Street, 351–361 S. Hill Street, 417–425 W. 4th Street), Los Angeles, CA 90013
COMMUNITY PLAN AREA:	Central City
COUNCIL DISTRICT:	14—De León
PUBLIC COMMENT PERIOD:	January 14, 2021, to March 1, 2021

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 Angels Landing 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 DEIR, information regarding the availability of the DEIR for public review, and the timeframe for submitting comments on the DEIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION:

The Project would involve a two-tower mixed-use development consisting of: 180 residential for-sale condominium units; 252 residential apartments (including a mix of market rate and affordable units); two hotels with a combined total of 515 guest rooms, restaurants, ballrooms, meeting rooms, and amenities (fitness/spa); and 72,091 square feet of general commercial (retail/restaurant) uses. The proposed uses would be distributed through a series of terraced levels in a podium structure and two towers (Tower A and Tower B) that would be constructed above a three-level subterranean parking garage. The Project would also provide public and private open space areas and would retain the existing on-site Metro Pershing Square Station portal. In all, the Project would result in up to 1,269,150 square feet of floor area with a maximum floor area ratio (FAR) of up to 13:1. Tower A would include 63 floors with a building height of up to 854 feet. Tower B would include 42 floors with a building height of up to 494 feet. Excavation would occur to a depth of approximately 70 feet below ground surface as measured from the elevation of Hill Street adjacent the Project Site.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the DEIR, the Project would result in significant unavoidable noise and vibration impacts (specifically, on-site construction noise, and both on- and off-site construction vibration [human annoyance]). The Project would also result in significant unavoidable cumulative noise and vibration impacts (specifically, on- and off-site construction noise, off-site construction vibration [human annoyance], and off-site operational traffic noise). 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 are no longer 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 DEIR is available online 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.

If you are unable to access digital copies of the DEIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the DEIR 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 DEIR and the documents referenced in the DEIR are available for public review, **by appointment only**, at City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012. Please contact the Staff Planner listed below to schedule an appointment.

If you wish to submit comments following review of the DEIR, please reference the Environmental Case No. above, and submit them in writing by **no later than 4:00 P.M. Monday, March 1, 2021.**

If you are unable to access project materials, or wish to schedule an appointment, please contact the project planner for the project, Alan Como at (213) 847-3633 or alan.como@lacity.org.

Please direct your comments to:

Mail:	Alan Como, AICP City of Los Angeles, Department of City Planning 221 N. Figueroa Street Suite 1350 Los Angeles, CA 90012	Case Number: Case Number: ENV-2018-3273-EIR
E-mail:	alan.como@lacity.org	

VINCENT P. BERTONI, AICP
Director of Planning



Alan Como, AICP
Major Projects Section
Department of City Planning
(213) 847-3633

***Puede obtener información en Español acerca de esta junta llamando al
(213) 847-3656.***