



# NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

November 18, 2021

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2017-506-EIR
<b>STATE CLEARINGHOUSE NO.:</b>	2019050010
<b>PROJECT NAME:</b>	8th, Grand and Hope
<b>PROJECT APPLICANT:</b>	Mitsui Fudosan America
<b>PROJECT ADDRESS:</b>	754 South Hope Street; 609 and 625 West 8th Street, Los Angeles, CA 90017
<b>COMMUNITY PLAN AREA:</b>	Central City
<b>COUNCIL DISTRICT:</b>	14—de León
<b>PUBLIC COMMENT PERIOD:</b>	<b>November 18, 2021—January 5, 2022</b>

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 (Draft EIR) for the 8th, Grand and Hope 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 Project includes the construction of a 50-story mixed-use development comprised of 580 residential units and up to 7,499 square feet of ground floor commercial/retail/restaurant space on a 34,679-square-foot site. The Project would provide 636 vehicle parking spaces within three subterranean levels and eight above-grade levels and four vehicle parking spaces on the ground floor. To accommodate the Project, an existing surface parking lot and four-story parking structure would be demolished. Upon completion, the total building floor area would be 554,927 square feet with a maximum height of 592 feet and a Floor Area Ratio (FAR) of approximately 9.25:1.

**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 and cumulative construction noise impacts from on-site noise sources; cumulative noise impacts from off-site construction traffic; Project vibration impacts associated with human annoyance from on-site construction; and Project and cumulative vibration impacts associated with human annoyance from off-site construction traffic. 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.

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. Copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071-2002
- 2) Little Tokyo Branch Library, 203 South Los Angeles Street, Los Angeles, CA 90012-3704
- 3) Pico Union Branch Library, 1030 South Alvarado Street, Los Angeles, CA 90006-3712
- 4) Chinatown Branch Library, 639 North Hill Street, Los Angeles, CA 90012-2317
- 5) Echo Park Branch Library, 1410 West Temple Street, Los Angeles, CA 90026-5605
- 6) Felipe de Neve Branch Library, 2820 West 6th Street, Los Angeles, CA 90057-3114

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. If you are unable to access project materials, or wish to schedule an appointment, please contact the project planner for the project, Polonia Majas at (213) 847-3625 or [polonia.majas@lacity.org](mailto:polonia.majas@lacity.org).

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. January 5<sup>th</sup>, 2022.**

Please direct your comments to:

**Mail:** Polonia Majas  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street Suite 1350  
Los Angeles, CA 90012

**E-mail:** [polonia.majas@lacity.org](mailto:polonia.majas@lacity.org)

VINCENT P. BERTONI, AICP  
Director of Planning



Polonia Majas  
Major Projects Section  
Department of City Planning  
(213) 847-3625

***Puede obtener información en Español llamando al (213) 847-3656***