Print Form

# 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 #: _____

Project Title: 1024 Mateo Project

Lead Agency: City of Los Angeles

Contact Name: Nuri Cho

Email: Nuri.Cho@lacity.org Phone Number: 213-978-1177

Project Location: 1024 Mateo Street, Los Angeles, CA (*City*) Los Angeles (*County*)

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

The Project includes the demolition of the surface parking lot and the 16,960 square-foot maintenance service building; and the construction, use and maintenance of a single 257,287 square-foot mixed-use building containing a total of 106 live/work condominium units and approximately 119,843 square feet of commercial space, including 13,978 square feet of retail space, 13,126 square feet of restaurant space, and 92,740 square-feet of office space. Of the 106 units, 9 units would be set aside for Very Low Income Households. The proposed building would be eight stories tall and approximately 127 feet in height with a floor area ratio of 4.57:1. The Project would provide 402 vehicular parking spaces within a parking garage consisting of one subterranean, one at-grade and second floor levels. Vehicular access to the subterranean level will be provided via an ingress and egress driveway along Bay Street, and access to the ground level parking will be provided via an ingress and egress driveway along Sacramento Street. A third driveway will be provided along the easterly property line on Sacramento Street for the trash and loading area. A total of 145 bicycle parking stalls, including 33 short-term and 112 long-term stalls, would be provided at the ground level. The Project would provide 24,020 square feet of usable open space within an outdoor courtyard, a rooftop deck, a recreation room and balconies. The Project requires approximately 39,985 cubic yards of export and removal of six trees including three on-site trees and three street trees along Mateo Street. The Project Site has a land use designation of Heavy Manufacturing and is currently zoned M3-1-RIO (Heavy Industrial, River Improvement Overlay).

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

The SCEA determined that all potentially significant environmental impacts can be mitigated to less than significant. Mitigation measures were adopted for the following impact areas: Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Transportation. The Project site is not included on the lists enumerated under Gov. Code Section 65962.5. Pursuant to Section 21155.2 of the PRC, this SCEA: 1) incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior applicable environmental impact reports, including the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG), and adopted in findings made pursuant to Section 21081; and 2) contains mitigation that either avoids or mitigates to a level of insignificance all potentially significant or significant effects of the Project required to be identified in the initial study prepared for the Project.

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

N/A

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

None