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**NOTICE OF INTENT TO ADOPT
A SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT**

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a Sustainable Communities Environmental Assessment to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the Sustainable Communities Environmental Assessment to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: 1024 Mateo Project

Case No.: ENV-2016-4555-SCEA

Project Location: 1000, 1016, 1026 South Mateo Street; 2006, 2010, 2016, 2018 East Bay Street; 2001, 2007, 2011, 2015, 2019, 2023 East Sacramento Street, Los Angeles, CA 90021

Project Description: The Project Site is located at 1000-1026 Mateo Street, 2001-2023 East Sacramento Street, and 2006-2018 East Bay Street in the urbanized area of Downtown Los Angeles in the City of Los Angeles. The Site consists of 11 lots with a total area of approximately 62,111 square feet or 1.42 acres. The Site is bound by Bay Street to the north, Sacramento Street to the south, Mateo Street to the west, and a light industrial use building to the east. The Los Angeles River is approximately 2,100 feet to the east of the Project Site. The Project Site is currently developed with a surface parking lot and a 16,960 square-foot maintenance service building, which was formerly operated by the Los Angeles County Metropolitan Transit Authority (Metro) and was used as a service center for transit buses. The Project Site has not been identified on a list enumerated under Gov. Code Section 65962.5. 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). In order to permit development of the Site, the Project requires the following approvals: (a) a General Plan Amendment to amend the Land Use Designation in the Central City North Community Plan from Heavy Industrial to Commercial Industrial and delete Footnotes 1 and 6 as it relates to the Project Site from the Industrial Land Use Category to permit Height District 2 in the CM Zone; (b) a Vesting Zone Change and Height District Change from M3-1-RIO to CM-2-RIO; (c) a Density Bonus Compliance

