



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

August 2, 2021

<b>CASE NO.:</b>	ENV-2016-4064-EIR
<b>PROJECT NAME:</b>	Buena Vista Project
<b>PROJECT APPLICANT:</b>	S & R Partners, LLC
<b>PROJECT ADDRESS:</b>	1251 North Spring St., 1030 – 1380 North Broadway Los Angeles, CA 90012
<b>COMUNITY PLANNING AREA:</b>	Central City North
<b>COUNCIL DISTRICT:</b>	1 - Cedillo
<b>PUBLIC COMMENT PERIOD</b>	August 2, 2021 through August 31, 2021
<b>SCOPING MEETING:</b>	Wednesday, August 18, 2021, 5:30 p.m. – 7:30 p.m. See below for additional information

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Buena Vista Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

## PROJECT LOCATION AND EXISTING ON-SITE USES:

The 8.08-acre Project site is located at 1251 North Spring Street and 1030–1380 North Broadway, within the Chinatown neighborhood of Los Angeles and in the vicinity of downtown Los Angeles, Lincoln Heights, and Dodger Stadium/Elysian Park. The Project site consists of Assessor's Parcel Number (APN) 5414-016-002 and is located southeast of North Broadway, north of the City's Downtown area. North Broadway borders the northwestern boundary of the Project site, with various commercial, school, church, open space, and residential land uses located across North Broadway from the Project site. The entire southeastern boundary of the Project site is adjacent to the Metro L (Gold) Line tracks, followed by the Los Angeles State Historic Park. Figure 1, Regional Location and Vicinity Map, identifies the regional location and the boundaries of the Project site.

The southern portion of the Project site is largely developed with paved areas and various one-story structures associated with Metro operations and maintenance-related activities. The narrow strip of vacant land at the central section of the Project site consists mainly of sparsely vegetated ground, concrete pads, and billboards. The northern portion of the Project site is generally used as a construction staging/bus parking area with vegetated sloped areas and includes billboards, palm trees and fencing.

**PROJECT DESCRIPTION:**

All existing structures on the Project site would be removed. The Project proposes a mixed-use development of residential and commercial uses consisting of up to 1,090,126 square feet (sf) of residential floor area (986 dwelling units [du], including 200 affordable housing du); 15,000 sf of neighborhood-serving retail uses; 23,800 sf of indoor and outdoor restaurant uses; and 116,263 sf of outdoor trellis/building overhangs. The Project would include up to 1,128,926 sf of building floor area on the approximately 342,817 sf Project site, resulting in a Building Floor Area Ratio (FAR) of 3.29. Including the 116,263 sf of outdoor trellis/building overhangs, the Project FAR would be 3.63. The proposed Project involves subdivision of the site, including the “South Parcel”, the “North Parcel” master lots, and airspace lots for residential and commercial purposes. Construction is anticipated to occur in two phases; Phase 1 for the South Parcel and Phase 2 for the North Parcel. Figure 2, North and South Parcel Building Locations depicts the arrangement of the proposed buildings within the South Parcel and North Parcel, and the surrounding streets. Figure 3, Conceptual Site Plan, provides a top-down view and identifies the various proposed buildings on the Project site.

**South Parcel.** The South Parcel would include 631 du and 15,800 sf of restaurant, and 10,000 sf of retail with three levels of parking garage located below grade from North Broadway. Built upon the parking garage at the elevation of North Broadway is the six-story (105-foot-high) Podium; the 26-story (347.6-foot high) Building 1; and the 22-story (304-foot-high) Building 2. The South Parcel would include 56,399 sf of common open space, with 31,288 sf available to the public. The South Parcel would include climbing stairs with a landing area and outdoor tables to connect the Project site with the Capitol Mill property to the south. A fitness green courtyard area would be located near Building 1, with four additional courtyards facing towards the Los Angeles State Historic Park. Additional outdoor features would include the trellis/building overhang areas (i.e. building extensions over pedestrian and seating areas), and a pedestrian promenade which would connect the courtyard areas, and would be partially covered by building overhangs to provide shade.

**North Parcel.** The North Parcel would include 355 du and 8,000 sf of restaurant, and 5,000 sf of retail, with three levels of parking garage located below grade from North Broadway. Built upon the parking garage at the elevation of North Broadway is the three-story (73-foot-high) Retail Block; the six-story (109-foot-high) Courtyard Building; the 15-story (212-foot- and 8-inch high) North Building; and the two-story (56-foot and 4-inch -foot-high) Podium. The North Parcel would include 45,191 sf of common open space, with 37,776 sf available to the public. The North Parcel would include a garden dining terrace, public shopping gardens, public garden plaza and kiosks, landscape trellis, and associated raised planters and seating. The buildings on the North Parcel would use large landscaped trellis structures to allow plantings to grow up and over the viewing deck of the Los Angeles State Historic Park and also on the rooftop amenity decks to provide shade to the outdoor areas. The Project’s land uses are summarized in Table 1.

**Table 1: Proposed Uses**

Land Use	Description	Approximate Size (Square Feet)
<b>South Parcel</b>		
Residential	631 du	706,854
Restaurant		15,800
Retail		10,000
<i>South Parcel Total Project Floor Area</i>		732,654
Trellis Overhang/Balconies		51,134
<i>South Parcel Total Project Area</i>		783,788

**Table 1: Proposed Uses**

Land Use	Description	Approximate Size (Square Feet)
<b>North Parcel</b>		
Residential	355 du	383,272
Restaurant		8,000
Retail		5,000
<i>North Parcel Total Project Floor Area</i>		396,272
Trellis Overhang/Balconies		65,129
<i>North Parcel Total Project Area</i>		461,401
<b>Project Site Total</b>		
Total Residential	986 du	1,090,126
Total Restaurant		23,800
Total Retail		15,000
<b>Total Project Floor Area</b>		1,128,926
Total Trellis Overhang/Balconies		116,263
<b>Total Project Area</b>		<b>1,245,189</b>
sf: square feet; du: dwelling units		

**Central Greenspace.** The Project would include a landscaped greenspace in the central portion of the Project site to provide a new public amenity to showcase the views of surrounding areas to the southeast of the Project site. The open space area that links the North and South Parcels would be vegetated with native trees and understory vegetation. A public walkway would connect the North and South Parcels.

**REQUESTED ACTIONS:** The Project Applicant is requesting the following entitlements from the City of Los Angeles:

- A General Plan Amendment to change the land use designation of the Project site from Light Industrial to Regional Commercial;
- A Zone Change to change the zoning for the Project site from MR2 to C2;
- A Height District change from Height District 1 to Height District 2D;
- A Zoning Administrator Determination to permit building height greater than the maximum height otherwise permitted under the Transitional Height provisions in LAMC Section 12.21.1.A.10 of 33 feet and 61 feet. At the South Parcel, the proposed building heights are 347 feet and 8 inches at Building 1, 304 feet at Building 2, and 105 feet at the Podium, and at the North Parcel, the proposed building heights are 73 feet at the Retail Block, 109 feet at the Courtyard Building, 56 feet 4 inches at the Podium, and 212 feet and 8 inches at the North Building. Consistent with LAMC Section 12.03, these heights are measured from the lowest point of the ground between the building and a line 5 feet from the building’s exterior wall, to the highest point of elevation of the building or structure at each parcel;
- A Zoning Administrator Adjustment to reduce setback requirements:
  - For the South Parcel, for the Podium at L-3 through L-5, to allow for a 13.6-foot setback in lieu of the required 17 feet at the rear lot line; and for a portion of Building 2 at L-1 through L-22, to allow a 19-foot setback in lieu of the required 20 feet at the rear lot line;
  - For the North Parcel, for the Courtyard Building at P-2 through L-5, to allow for a 16-foot setback in lieu of the required 19 feet at the rear lot line; and for the North Building at P-2 through L-14, to allow a 16-foot setback in lieu of the required 20 feet at the rear lot line.

- Pursuant to LAMC Section 16.05, Site Plan Review for the development of more than 50 dwelling units;
- A Vesting Tentative Tract Map (VTTM 74548) that involves the dedication of a three-foot-wide strip along North Broadway to the City (resulting in 342,817 square feet or a net acreage of 7.87 acre Project Site) and subdivision of the Project site into two master lots and airspace lots for residential and commercial condominium purposes;
- A Haul Route approval;
- A Development Agreement;
- Certification of the Environmental Impact Report; and
- Additional approvals and permits from the City of Los Angeles Department of Building and Safety and Public Works (and other municipal agencies) for Project construction activities including, but not limited to: demolition, excavation, shoring, grading, foundation, building and interior improvements, and sidewalk and curb/gutter improvements along North Broadway.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:** Based on the Initial Study, the Project could have potentially significant environmental impacts in the following topic areas: Air Quality; Cultural Resources, Energy, Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning; Noise; Population and Housing; Public Services (fire, police, libraries); Transportation; Tribal Cultural Resources, and Utilities and Service Systems. The Project site is included on a list of hazardous materials sites compiled pursuant to the Cortese List (i.e. Government Code Section 65962.5). These potential effects will be analyzed in the Draft EIR.

**HISTORY OF PROJECT DEVELOPMENT:** On November 6, 2017, the City published a Notice of Preparation and Initial Study for a different project on this site called the Elysian Park Lofts project. The City did not proceed with that EIR. This current NOP is for an entirely new project on the site, which the applicant indicates is a result of community input and feedback on the previous project.

**PUBLIC SCOPING MEETING:** A Public Scoping Meeting will be held in an online format using Zoom, to share information regarding the Project and the environmental review process. City staff, environmental consultants, and project representatives will be available during this meeting which will begin with a presentation. After the Public Scoping Meeting has ended, a copy of the recorded presentation will be posted to the Department's website at: <https://planning.lacity.org/development-services/eir>. The City encourages all interested individuals and organizations to attend this meeting. A separate more detailed instructions page is included in this communication. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting are as follows:

**Date:** Wednesday, August 18, 2021  
**Time:** 5:30 p.m. – 7:30 p.m.  
**Location:** Visit <https://planning-lacity-org.zoom.us/j/89563846893> or by phone dial US: +1 669 900 9128 or +1 213 338 8477, and enter Webinar ID: 895 6384 6893, followed by #. If asked for Participant ID, enter #.

**FILE REVIEW AND COMMENTS:** 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. As a result of the Mayor's "Safer at Home" Order issued on March 19, 2020, means to access project-related materials in-person may be limited. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access. A copy of this notice and the Initial Study prepared for the Project may be viewed with the

environmental file or online at <https://planning.lacity.org/development-services/eir>. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. Please contact the Staff Planner listed below to schedule an appointment.

The City will consider all written comments regarding the potential environmental impacts of the proposed Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case Number provided above, and submit them in writing to **by 4:00 pm, Tuesday, August 31st**. Please direct your comments to:

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

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

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP  
Director of Planning



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

**Attachments:**

Figure 1: Regional Location and Vicinity Map  
Figure 2: North and South Parcel Building Locations  
Figure 3: Conceptual Site Plan  
Meeting Instructions

***Puede obtener información en Español acerca de esta junta llamando al (213) 847-3625.***

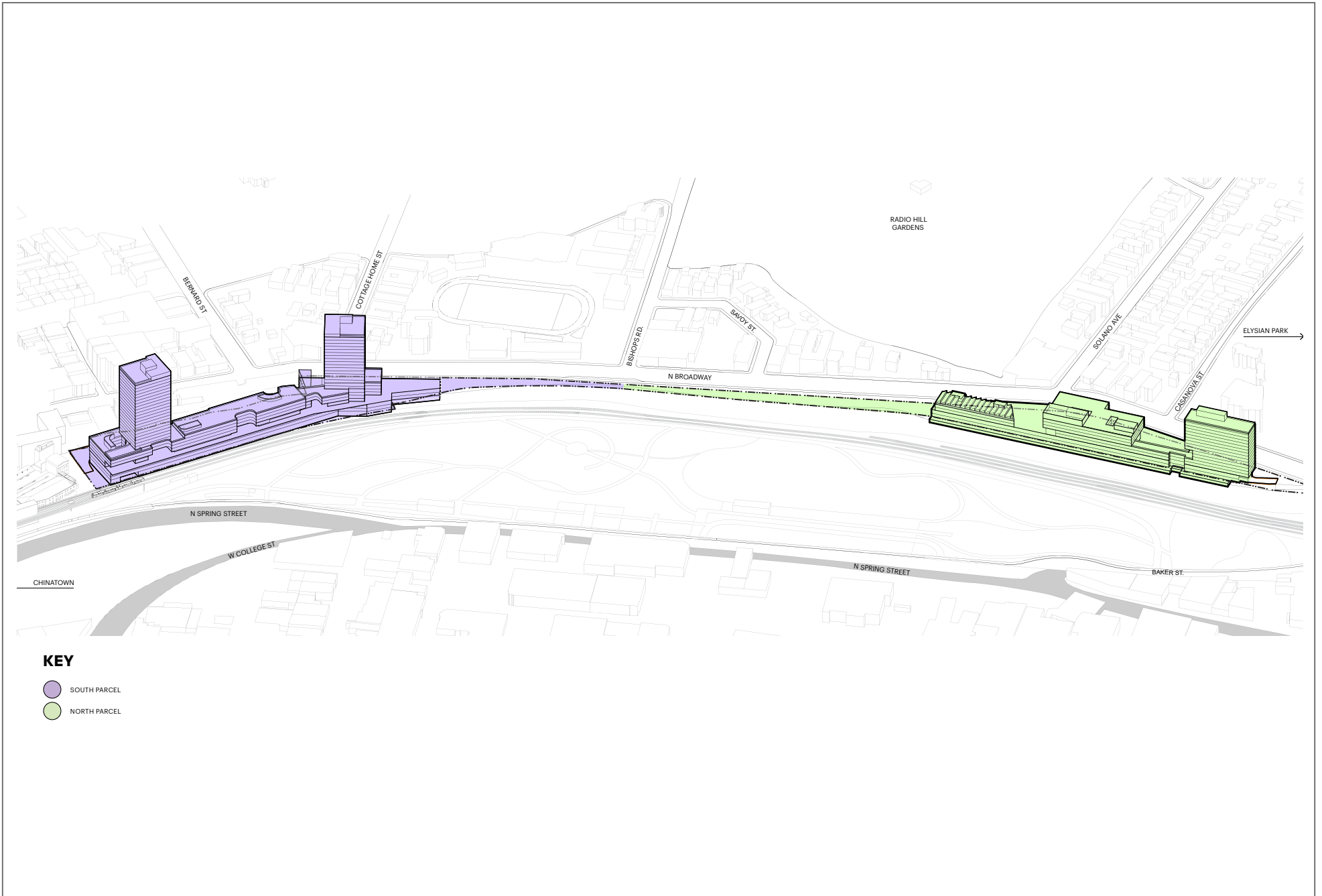




SOURCE: Esri and Digital Globe, Open Street Map 2019



**FIGURE 1**  
Regional Location and Vicinity Map  
Buena Vista Project Notice of Preparation



SOURCE: RCH Studios 2021

**FIGURE 2**  
 North and South Parcel Building Locations  
 Buena Vista Project Notice of Preparation





SOURCE: RCH Studios 2021

**FIGURE 3**  
**Conceptual Site Plan**  
 Buena Vista Project Notice of Preparation



**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

HELEN LEUNG  
KAREN MACK

DANA M. PERLMAN  
YVETTE LOPEZ-LEDESMA  
JENNA HORNSTOCK  
RENEE DAKE WILSON  
VACANT

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

**RE: Zoom Meeting Instructions for the Buena Vista Project Scoping Meeting - 1251 North Spring Street, 1030 – 1380 North Broadway (Case No. ENV-2016-4064-EIR).**

**How to participate in the Virtual Public Scoping Meeting**

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about the Buena Vista Project (ENV-2016-4064-EIR) and have an opportunity to ask questions about the Project as well as provide input as to what environmental topics the Environmental Impact Report of the Project should study. For this Virtual Public Scoping Meeting we will be using Zoom as our virtual platform. To participate you will need access to a computer/ tablet or smartphone, or a telephone. Please follow the instructions below to participate.

- 1) Join the meeting via your computer, smartphone or tablet. You may use the link on this Notice of Preparation or go to zoom.us and enter webinar ID 895 6384 6893 followed by #. When prompted for a participant ID, please press #.
- 2) Or, join the meeting via phone: dial US: +1 669 900 9128 or +1 213 338 8477, and when prompted, enter the Webinar ID followed by #. When prompted for a participant ID, please press #. (Please note that Spanish and Chinese-language interpretation channels will be only available via the online-based platform accessed on a computer/ tablet or smartphone.)
- 3) Listen to the presentation. (If participating via the online-based platform on a computer/ tablet or smartphone, to listen in Spanish or Chinese, you may click the 'Interpretation' button and select the language of choice.)
- 4) Ask Questions: After the presentation has ended, raise your hand (or press \*9 on your phone). Staff will call out each person wishing to speak and will unmute you for the duration of your comment or question.
- 5) Submit Public Comment after the meeting to Department of City Planning staff through regular mail or e-mail. Please follow instructions on the Notice of Preparation.

**Note:** If you experience any technical difficulties during the meeting:

Click the hand raise button (if using a computer) or press \*9 if using a telephone.