



NOTICE OF AVAILABILITY

OF SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA)

September 30, 2021

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| ENVIRONMENTAL CASE NO.: | ENV-2018-7379-SCEA |
| PROJECT NAME: | Main Street Tower Project |
| PROJECT APPLICANT: | Frontier Holdings West, LLC |
| PROJECT ADDRESS: | 1123-1161 S. Main Street and 111 W. 12th Street, Los Angeles, CA 90015 |
| COMMUNITY PLAN AREA: | Central City |
| COUNCIL DISTRICT: | 14 |
| PUBLIC COMMENT PERIOD: | September 30, 2021 to November 1, 2021 |
| RELATED PUBLIC HEARINGS: | None scheduled at this time |

In accordance with the California Environmental Quality Act (CEQA), including Section 21155.2 of the Public Resources Code (PRC), the City of Los Angeles (City), as Lead Agency, has prepared a Sustainable Communities Environmental Assessment (SCEA) for the proposed Main Street Tower 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 SCEA, information regarding the availability of the SCEA for public review, and the timeframe for submitting comments on the SCEA. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION

The Proposed Project would result in the demolition of four existing commercial/retail buildings (a total of approximately 28,110 square feet of floor area) and surface parking lot and the new construction, use, and maintenance of a 30-story (340 feet above grade) mixed-use building with 363 residential dwelling units and 12,500 square feet of ground floor commercial/retail uses. The Proposed Project would include a four-story above grade parking podium with ground floor retail/commercial uses and an amenity deck and a 26-story residential tower above the amenity deck. The Proposed Project would provide a total of 373 vehicle parking spaces and 195 bicycle parking spaces in accordance with the Los Angeles Municipal Code (LAMC) requirements. Primary vehicular access for residential and commercial uses would be provided from Main Street and from the adjacent alley. The Proposed Project would provide approximately 39,601 square feet of open space pursuant to the LAMC requirements. In total, the Proposed Project would include 343,447 square feet of total floor area resulting in a floor area ratio (FAR) of 7.03:1. The Proposed Project would remove nine (9) existing non-protected street trees in the right-of-way surrounding the Project Site: eight (8) trees along Main Street and one (1) tree along 12th Street. The Proposed Project would require approximately 5,434 cubic yards (cy) of soil to be exported and 5,434 cy of soil to be imported to/from the Project Site.

The Project's discretionary requests include:

- (1) Pursuant to LAMC Sections 17.03, 17.06, and 17.15, Vesting Tentative Tract Map No. 82463 to create one master ground lot for a mixed-use project containing 363 residential units and for the export of approximately 5,434 cubic yards of soil;
- (2) Pursuant to LAMC Section 12.27, a Zone Variance to permit 100 percent of the parking stalls required for residential uses to be designed and maintained as compact stalls in lieu of standard spaces;
- (3) Pursuant to LAMC Section 14.5.7, a Transfer of Floor Area Rights (TFAR) for a transfer of 49,999 square feet of floor area to allow a total floor area of 343,447 square feet with a Floor Area Ratio (FAR) of 7.03:1; and
- (4) Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of 50 or more dwelling units.

The Proposed Project would also require approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction activities including, but not limited to, the following: shoring, grading, foundation, removal of existing street trees, and building and tenant improvements.

MITIGATION MEASURES

The SCEA determined that all potentially significant environmental impacts can be mitigated to less than significant levels. Mitigation measures were adopted for the following impact areas: Construction Noise. The Project Site is identified on the lists enumerated under Gov. Code Section 65962.5; however, the Phase II Environmental Site Assessment prepared for the Project Site determined that the subsurface soil samples taken at the Project Site do not pose a significant threat to human health or the environment and adherence to regulatory compliance measures would reduce impacts associated with hazards to less than significant levels. 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.

FILE REVIEW AND COMMENTS

The SCEA and the documents referenced in the SCEA are available for public review by appointment. Please contact the Staff Planner listed below to schedule an appointment.

The SCEA is also available online at the Department of City Planning's website at <https://planning.lacity.org> (click on the "Development Services" tab on the top bar, "Published Documents" under Environmental Review, then "Sustainable Communities Environmental Assessments (SCEA)", and click on the Project title).

The SCEA can also be purchased on CD-ROM for \$5.00 per copy. Contact Nuri Cho at (213) 978-1177 to purchase copies.

If you wish to submit comments following review of the SCEA, please reference the Environmental Case No. above, and submit them in writing by Monday, November 1, 2021, no later than 4:00 p.m.

Please direct your comments to:

Mail: Nuri Cho
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 621
Los Angeles, CA 90012

E-mail: Nuri.Cho@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Nuri Cho
Department of City Planning
(213) 978-1177

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.