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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: Main Street Tower Project

Case No.: ENV-2018-7379-SCEA

Project Location: 1123-1161 S. Main Street and 111 W. 12th Street, Los Angeles, CA 90015

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.

The SCEA determined that all potentially significant environmental impacts can be less than significant with the implementation of Regulatory Compliance Measures, Project Design Features and Mitigation Measures. The City will receive public comments on SCEA beginning on September 30, 2021 for 30

days, ending on November 1, 2021. A public hearing for the project has not yet been scheduled. A separate public hearing notice & posting will be issued after the hearing is scheduled. For information regarding hearing, contact Nuri Cho at (213) 978-1177 or Nuri.Cho@lacity.org. Copies of the proposed Sustainable Communities Environmental Assessment and all documents referenced in the proposed Sustainable Communities Environmental Assessment are available for review by appointment by calling (213) 978-1177.

Signature: *Nuri Cho* Date: September 30, 2021