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**NOTICE OF INTENT TO ADOPT
AN INITIAL STUDY/ NEGATIVE DECLARATION**

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 negative declaration or mitigated negative declaration 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 negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: (ENV-2018-1512-ND) 3216 W 8th Street (Proposed Hotel at 8th Street and Mariposa Ave.)

Project Location: The project site is designated with various addresses and multiple lots including: 3216, 3218, 3220, 3222 West 8th Street, 800, 810, 812, 812 ½, 814, 814 ½ South Mariposa Street, Los Angeles, California, 90005 (Legal Lots 46, 47, and 48, of Tract 2140)

Project Description: Demolition of a two (2) story four-plex multifamily residential unit, a surface asphalt parking lot with 33 existing parking spaces and construction of a new 95 guest room, six (6) story hotel with a total floor area of approximately 129,675 square feet including 4,716 square feet of commercial/restaurant space on the ground level. The project site totals approximately 21,614 square feet in size and is comprised of multiple lots. The height of the project from the ground level to the top of the roof parapet is approximately 74'-6 and 81'-8 as measured from the lowest grade of the property to the top of the roof parapet: and will be built with a three (3) level subterranean parking garage with a total of 70. shared vehicular parking spaces and 28 bicycle stalls including 14 short term and 14 long term stalls. The applicant proposes a restaurant in the commercial space located on the ground level which would serve a full-line of alcoholic beverages for onsite consumption and operating 7 days a week, 7am to 2am. Open space and deck areas which are open to the sky are proposed for the 2nd, 6th floor and on the roof level. The roof level is designed with a swimming pool with courtyard and lounge areas for the hotel guests. The 6th level will contain a 1,889 square foot private hotel bar with 40 indoor seating, and 50 outdoor seating. A second 300 square foot bar will be located on the roof level adjacent to the swimming pool. The roof top bar will not have designated seating and tables and will operate as a cocktail bar for the pool and hotel guests. Both bars will serve a full line alcohol to hotel guests only. The project involves exporting approximately 32,396 cubic yards of dirt. The projects primary pedestrian frontage will be along 8th Street with secondary access from Mariposa Avenue.

A total of 30 trees will be provided on site and five (5) trees are proposed for the public right away including two on 8th Street and three on Mariposa Avenue. Six (6) new trees are proposed on the roof level of the building. The project is comprised of five (5) separate lots, three lots are zoned C2-

1 and have a land use designation of Neighborhood Office Commercial and two of the lots are zoned R4-2 with High Medium Residential land use designation. The total project site is approximately 20,528 square feet in combined lot size with 12,426 square feet designated with the C2-1 zone and 8,102 square feet designated with R4-1 zone. As part of the entitlement request for the project, the applicant is requesting a zone change for the portion of the project site zone C2-1 to RAS4.

The Projects Entitlement Requests including; 1.) Zone Change from C2-1 to RAS4-1 for the Fr Lots 46, 47 & 48 of TR 2140, 2) Site Plan Review for a development project that results in an increase of 50 or more guest rooms and/or habitable units. 3) Conditional Use Permit (CUP) to allow the construction, use and maintenance of a hotel within 500 feet of any A or R zone. 4) Removal of the existing 15-foot Building Line for the two R4 zoned lots (Lot 45-Arb 2 and Lot 46-Arb 1) fronting Mariposa Avenue 5) Zoning Administrator Adjustments to allow a reduced front yard of eight (8) feet for the ground level floor and five (5) feet for the 2nd levels through level 6 in lieu of the originally required 15-foot front yard for the two R4 zoned lots, Lot 45-Arb 2 and Lot 46-Arb 1 fronting Mariposa Avenue. 5) Zone Variance (ZV) to allow vehicular and pedestrian access from a less restrictive zone (RAS4) to a more restrictive zone (R4), to allow access to guest parking and common vehicular driveway and pedestrian access across the project site.

Schedule: The City of Los Angeles will receive comments on the Initial Study/Negative Declaration for 30 days beginning August 11, 2022, and ending September 14, 2022. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the Initial Study/Negative Declaration and all documents referenced in the Initial Study/Negative Declaration are available on the Department of City Planning's website at <https://planning.lacity.org/development-services/negative-declaration-public-notice>. You may contact Griselda Gonzalez at griselda.gonzalez@lacity.org or (213) 978-1414 to access case file materials.

Signature:  Date: August 4, 2022