



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

December 16, 2022

Puede obtener información en Español acerca de esta junta llamando al (213)-847-3686.

ENVIRONMENTAL CASE NO.:	ENV-2021-9959-EIR
PROJECT NAME:	The Bloc
PROJECT APPLICANT:	NREA-TRC 700, LLC
PROJECT ADDRESS:	700 South Flower Street, 700 West 7th Street, 711 and 775 South Hope Street Los Angeles, California 90017
COMMUNITY PLAN AREA:	Central City
COUNCIL DISTRICT:	14—de León
PUBLIC COMMENT PERIOD:	December 16, 2022—January 17, 2023

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for The Bloc (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 the 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.

Additional project details and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The 186,674-square-foot (4.285-acre) Project Site is located at 700 South Flower Street, 700 West 7th Street, and 711 and 775 South Hope Street within the Central City Community Plan area of the City. The Project Site is located within Downtown Los Angeles and bounded by 7th Street to the north, 8th Street to the south, Hope Street to the east, and Flower Street to the west. (**See attached Project Location Map.**) The Project Site is currently occupied by The Bloc, a mixed-use development that encompasses the entire block. The northern portion of the Project Site is developed with a 33-story office tower and a 26-story hotel tower, both programmed with ground floor commercial uses that surround the outdoor plaza, and a direct portal to the 7th Street/Metro Central rail station. The southern portion of the Project Site is currently developed with an existing nine-story parking/retail podium building, which includes five stories of enclosed parking, four stories of existing retail floor area (one of which includes theater uses), and rooftop

parking. The existing uses total approximately 1,424,314 square feet of floor area and are comprised of 656,423 square feet of office space, 28,599 square feet of medical office space, 269,622 square feet of retail uses, 23,180 square feet of restaurant/bar areas, 30,363 square feet of fitness uses, a 28,770-square-foot theater that includes 569 fixed seats, and a 387,357-square-foot hotel that includes 496 rooms and 25,282 square feet of meeting/banquet spaces. Vehicular access to the Project Site is provided via existing ingress/egress driveways along Hope Street, 8th Street, and Flower Street.

PROJECT DESCRIPTION: The Project would develop 466 residential units within a new 53-story high-rise tower located on the southern half of the Project Site within and above the existing nine-story parking/retail podium building. The existing hotel and commercial uses on the Project Site, would be retained, with the exception of approximately 24,342 square feet of existing commercial (theater and retail) uses in the podium building that would be changed to residential uses (including a new residential lobby). No changes are proposed to the existing 7th Street/Metro Central rail station portal. The residential uses would be located primarily within the new tower with a small portion of residential square footage, such as bicycle parking areas and other residential services (e.g., residential mail, package and utility rooms), located in the parking/retail podium building. As part of the Project, the rooftop parking level of the existing nine-story parking/retail podium building would be enclosed, and two additional levels of parking would be added, increasing the podium to 12 stories. The residential uses would comprise a total of approximately 495,016 square feet of floor area, consisting of the conversion of the approximately 24,342 square feet of existing commercial (theater and retail) uses within the existing parking/retail podium building and the net increase of 470,674 square feet in the new 53-story tower, which will extend 41-stories above the 12-story podium. The two existing basement levels, which include one level of vehicle parking and one level of loading areas below the podium building would be retained. Upon completion of the Project, the Project Site would include a total of 1,894,988 square feet of floor area with a floor area ratio of 10.15:1. Upon completion of the Project, the Project Site would include a total of 1,948 vehicular parking spaces located within eight above ground parking levels and one basement parking level. The Project would also add 214 bicycle parking spaces (192 long-term and 22 short-term) within the Project Site. The Project also includes a request for a Sign District for the Project Site.

The following table identifies the existing and proposed uses for the Project for environmental impact analysis purposes:

Summary of Existing and Proposed Floor Area

Land Use	Existing Floor Area	Floor Area to be Removed	Proposed New Floor Area	Net Increase/ (Decrease)	Total Floor Area Upon Completion of Project
Hotel	387,357 sf (496 rooms and 25,282 sf of banquet space)	0 sf	0 sf	0 sf	387,357 sf (496 rooms and 25,282 sf of banquet space)
Office	656,423 sf	0 sf	0 sf	0 sf	656,423 sf
Retail	269,622 sf	23,888 sf	0 sf	(23,888 sf)*	245,734 sf
Medical Office	28,599 sf	0 sf	0 sf	0 sf	28,599 sf
Gym/Fitness	30,363 sf	0 sf	0 sf	0 sf	30,363 sf
Restaurant/Bar	23,180 sf	0 sf	0 sf	0 sf	23,180 sf
Theater	28,770 sf (569 seats)	454 sf	0 sf	(454 sf)*	28,316 sf (569 seats)
Residential	0 du	0 sf	495,016 sf (466 du)	495,016 sf	495,016 sf (466 du)
Total Floor Area	1,424,314 sf	24,342 sf	495,016 sf	470,674 sf	1,894,988 sf

sf = square feet
du = dwelling units
() = negative value
**24,342 sf of commercial (theater and retail) floor area located within the podium to be converted to residential uses.*
Note: Square footage for the Project Site is calculated pursuant to the Los Angeles Municipal Code (LAMC) definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as “[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.”
Source: Handel Architects, LLP, 2021.

REQUESTED ACTIONS:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 14.5.6 A, a Transfer of Floor Area Rights (TFAR) greater than 50,000 square feet of floor area for the transfer of up to 470,674 square feet of floor area from the Los Angeles Convention Center (Donor Site), located at 1201 South Figueroa Street, to be added to the Project Site (Receiver Site) with an existing 1,424,314 square feet, thereby permitting a total maximum of 1,894,988 square feet, or 10.15:1 FAR in lieu of the otherwise permitted existing nonconforming 7.63:1 FAR and the maximum 6:1 FAR permitted by the C2-4D Zone.
2. Pursuant to LAMC Section 16.05 approval of Site Plan Review for a project that adds more than 50 dwelling units.
3. Pursuant to Charter Section 562 and LAMC Section 12.27 B, the following Parking Variances:
 - Relief from LAMC Section 12.21 A.4(p)(1) to permit 0.946 parking spaces per residential unit in lieu of the 1.096 parking spaces per unit required by the LAMC. If all 466 residential units are constructed, a total of 441 parking spaces would be provided in lieu of the required 511 parking spaces. The Applicant requests a parking ratio (rather than a fixed number of spaces) for the required parking in order to correspond to the number of residential units actually built.

- Relief from LAMC Section LAMC 12.21 A.4 (p)(2), 12.21 A.4 (i)(1) and (i)(3) to permit 1,507 hotel and commercial parking spaces, in lieu of the 1,636 hotel and commercial parking spaces required.
 - Relief from LAMC 12.21 A.5 to allow 0.716 space per dwelling unit to be designed as standard spaces, in lieu of the requirement that one parking space per dwelling unit be designed as a standard space. If 466 units are constructed, this would provide for 334 standard spaces in lieu of 466 standard spaces. The remainder of the spaces provided could be compact spaces. The Applicant requests a parking ratio (rather than a fixed number of spaces) for the required standard sized parking spaces in order to correspond to the number of residential units actually built.
 - Relief from LAMC 12.21 A.4(g) to temporarily allow up to 1,050 required parking spaces to be provided off-site, located more than 750 feet from the Project Site, during project construction.
 - Relief from LAMC 12.26 E.5 to temporarily allow up to 1,050 required parking spaces to be provided off-site through lease, in lieu of covenant, during project construction.
4. Pursuant to LAMC Sections 17.03 and 17.15, approval of Vesting Tentative Tract Map (Tract No. VTT-83482) including the following:
- Resubdivision and condominium purposes.
 - Creation of two (2) new airspace lots containing up to 466 residential condominium units.
 - In consideration of the project's proximity to jobs and Metro's 7th Street Rail station portal, a minimum of 0.946 parking spaces per dwelling unit, with zero (0) guest parking spaces, in lieu of compliance with the Deputy Advisory Agency's Parking Policy AA-2000-1 (which requires 2 residential parking spaces and 0.25 guest parking space per dwelling unit).
 - Waiver of an approximate 2-foot dedication to provide a 12-foot-wide sidewalk and a waiver of a 5-foot sidewalk easement on 8th Street required per the Downtown Street Standards plan.
 - Waiver of an approximate 5-foot sidewalk widening on Hope Street to provide a 15-foot sidewalk required per the Mobility Plan 2035 and a waiver of a 3-foot sidewalk easement required per the Downtown Street Standards plan.
 - Waiver of an approximate 2-foot sidewalk widening on 7th Street to provide a 12-foot-wide sidewalk required per the Mobility Plan 2035.
 - Waiver of a dedication to provide 15-foot by 15-foot corner cut at the Southeast intersection of 7th Street and Flower Street.
 - Waiver of a dedication to provide 15-foot by 15-foot corner cut at the Southwest intersection of 7th Street and Hope Street.
 - Haul Route with the export of 18,239 cubic yards.
5. Certification of the Final Environmental Impact Report ("EIR") for the Project.
6. Pursuant to LAMC Sections 12.32 S and 13.1, establishment of a Sign Supplemental Use District, pursuant to existing Case No. CPC-2018-6388-SN, filed on October 31, 2018. The Applicant requests the establishment of The Bloc Supplemental Use District, a "SN" Sign District for the block bounded by Flower Street on the west, 8th Street on the south, Hope Street on the east, and 7th Street on the north.
7. Approval by the City Board of Public Works for the Removal of Trees in the Public Right of Way.

8. Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, demolition, excavation, shoring, foundation, grading and building permits, tree removal permits, haul route approval, revocable permits, B-permit, 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, which will be addressed in the EIR: air quality; cultural resources (historic resources); energy; greenhouse gas emissions; hazards and hazardous materials (emergency access); land use and planning; noise; public services (fire protection and police protection); transportation; tribal cultural resources; and utilities and service systems (water supply and energy infrastructure).

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 also may be available for public review, by appointment only, 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.

Digital copies of the Initial Study are also available for review at the following library locations:

- Los Angeles Central Library, Library Reference Desk, 630 West Fifth Street, Los Angeles, CA 90071
- Little Tokyo Branch Library, 203 South Los Angeles Street, Los Angeles CA 90012
- Chinatown Branch Library, 639 North Hill Street, Los Angeles, CA 90012

The City will consider all written comments regarding the potential environmental effects of the 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 by **January 17, 2023, no later than 4:00 P.M.**

Please direct your comments to:

Mail: Kathleen King
City of Los Angeles Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: kathleen.king@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. 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. 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



for

Kathleen King
Major Projects
Department of City Planning
(213) 847-3624

Attachments:

Figure 1—Project Location Map
Figure 2—Aerial Photograph of Project Site and Vicinity
Figure 3—Illustrative Site Plan

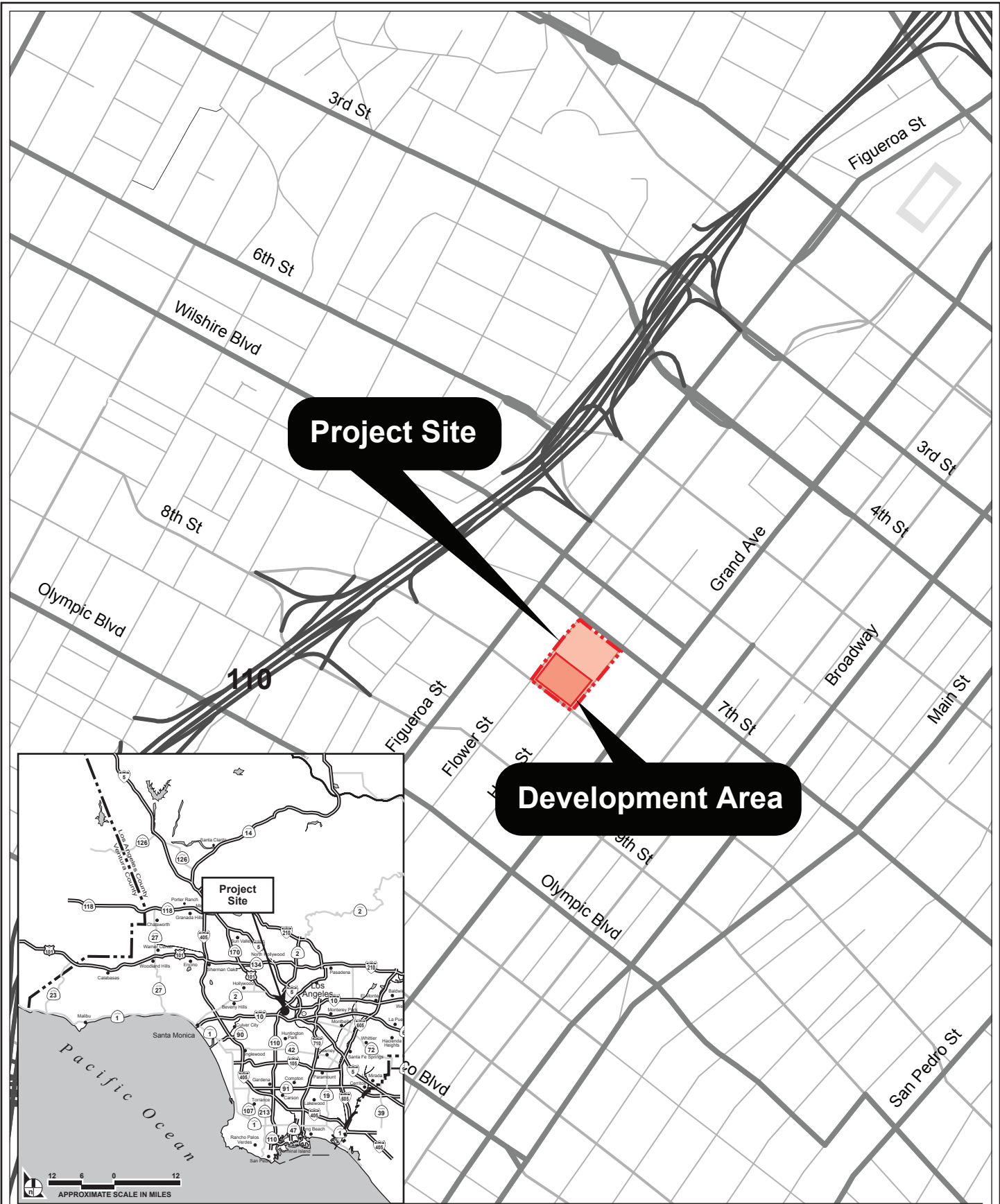


Figure 1
Project Location Map

Source: ArcGIS, 2022; Eyestone Environmental, 2022.

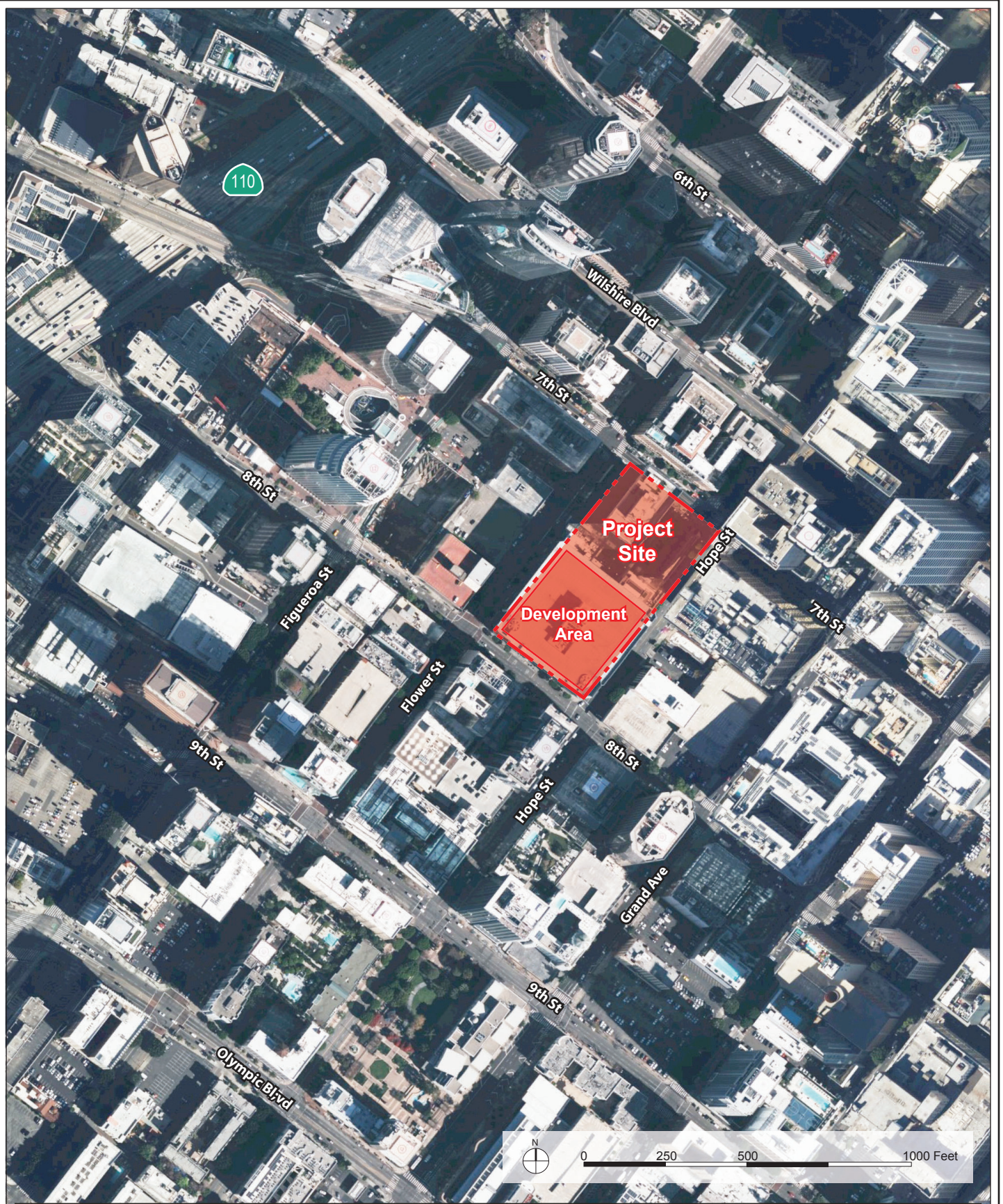


Figure 2
Aerial Photograph of the Project Site and Vicinity

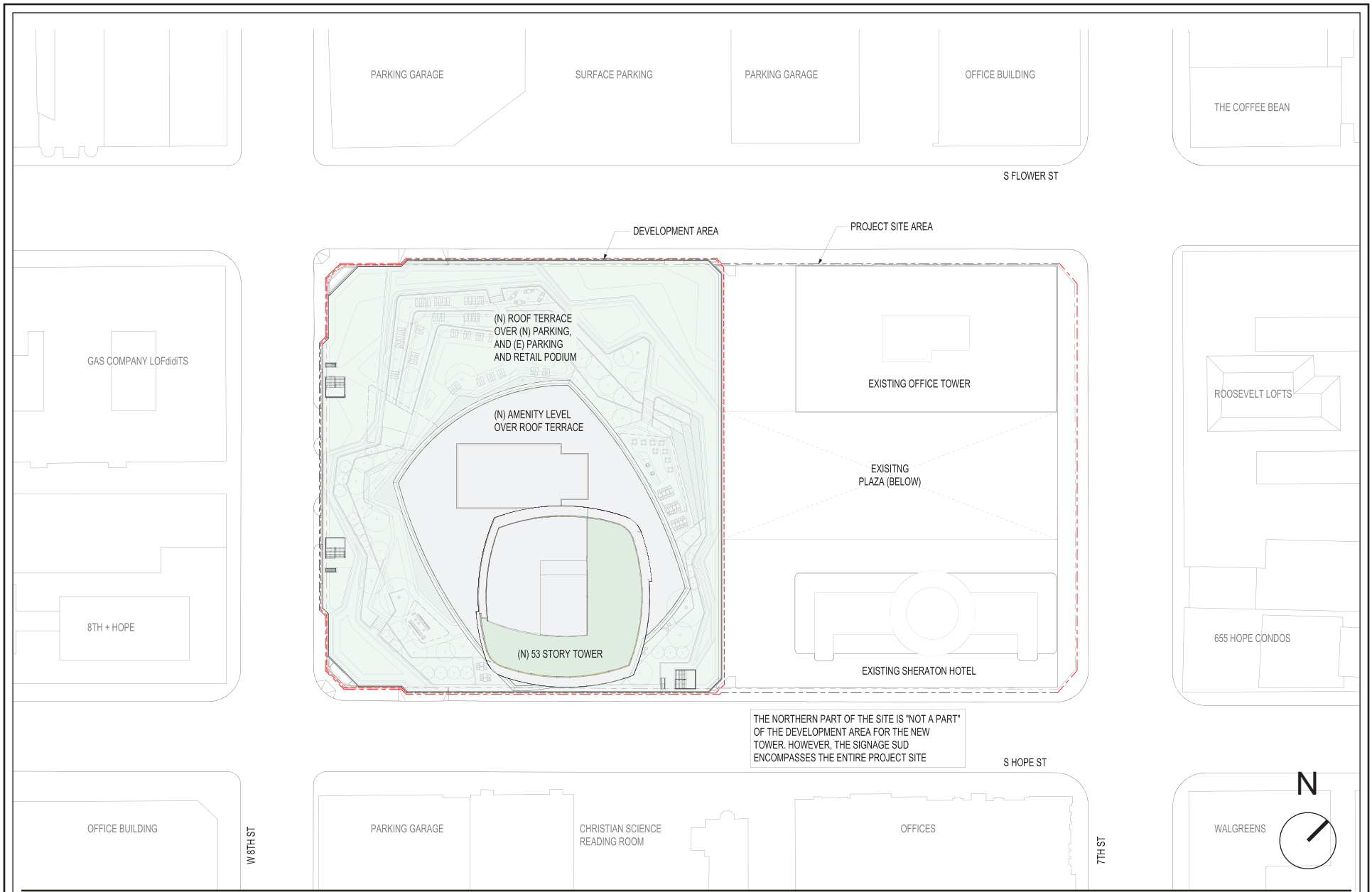


Figure 3
Illustrative Site Plan