



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

January 8, 2024

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

ENVIRONMENTAL CASE NO.:	ENV-2023-2247-EIR
PROJECT NAME:	727 S. Grand Project
PROJECT APPLICANT:	GIP 7 th Street, LLC
PROJECT ADDRESS:	727-737 South Grand Avenue, Los Angeles, CA 90017
COMMUNITY PLAN AREA:	Central City Community Plan Area
COUNCIL DISTRICT:	14—Kevin de León
PUBLIC COMMENT PERIOD:	January 8 – February 7, 2024

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 727 S. Grand 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.

PROJECT LOCATION AND EXISTING ON-SITE USES:

The 0.89-acre (38,917 square-foot) Project Site is located in the Central City Community Plan area of the City of Los Angeles (City). The Project Site is bounded by South Grand Avenue to the west; a seven-story data center with ground floor restaurant uses to the north; a surface parking lot and a three-story above-ground parking structure to the south; and an eight-story, above-ground parking structure as well as a church to the west. Regional access to the Project Site is provided by State Route 110 (SR-110) approximately 0.3 miles to the west, Interstate 10 (I-10) approximately one mile to the south, and United States Route 101 (US 101) approximately 1.1 miles to the north. Local access to the Project Site is provided by two driveways on South Grand Avenue.

The Project Site is currently improved with an existing 179,105 square-foot, five-story parking structure, with no subterranean levels. There is no vegetation on the Project Site. There are three non-protected trees located in the adjacent City right-of-way, along South Grand Avenue. (See attached Project Location and Vicinity Maps).

PROJECT DESCRIPTION:

The Project consists of the demolition of an existing five-story parking structure, and the construction, use, and maintenance of a 13-story data processing center with one subterranean level, totaling 229,756 square feet of floor area. The Project includes space for data processing equipment, offices, lobby, storage, as well as generators and electrical equipment. The maximum building height would be 280 feet, with a Floor Area Ratio (FAR) of 5.9:1. Parking would be provided within the first three floors.

REQUESTED ACTIONS:

1. Pursuant to LAMC Section 12.4 U.14, a Major Development Conditional Use Permit to allow for a project creating or resulting in an increase of 100,000 gross square feet of non-residential floor area.
2. Pursuant to LAMC Section 16.05, a Site Plan Review to allow for the development, which creates 50,000 gross square feet or more of commercial floor area.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality, Cultural Resources, Energy, Greenhouse Gas Emissions, Noise, Tribal Cultural Resources, and Utilities and Service Systems.

FILE REVIEW AND COMMENTS:

The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Room 1350, Los Angeles, CA 90012, during office hours Monday – Friday, 9:00 a.m. – 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. 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/project-review/environmental-review/published-documents> by clicking on Environmental Impact Reports (EIRs) and searching for the Project Title “727 S. Grand Project” or for Case No. ENV-2023-2247-EIR.

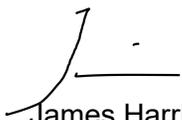
The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **Wednesday, February 7, 2024, no later than 4:00 p.m.**

Please direct your comments to:

Mail: James Harris
 Los Angeles City Planning
 221 North Figueroa Street, Room 1350
 Los Angeles, CA 90012

Email: James.Harris@lacity.org

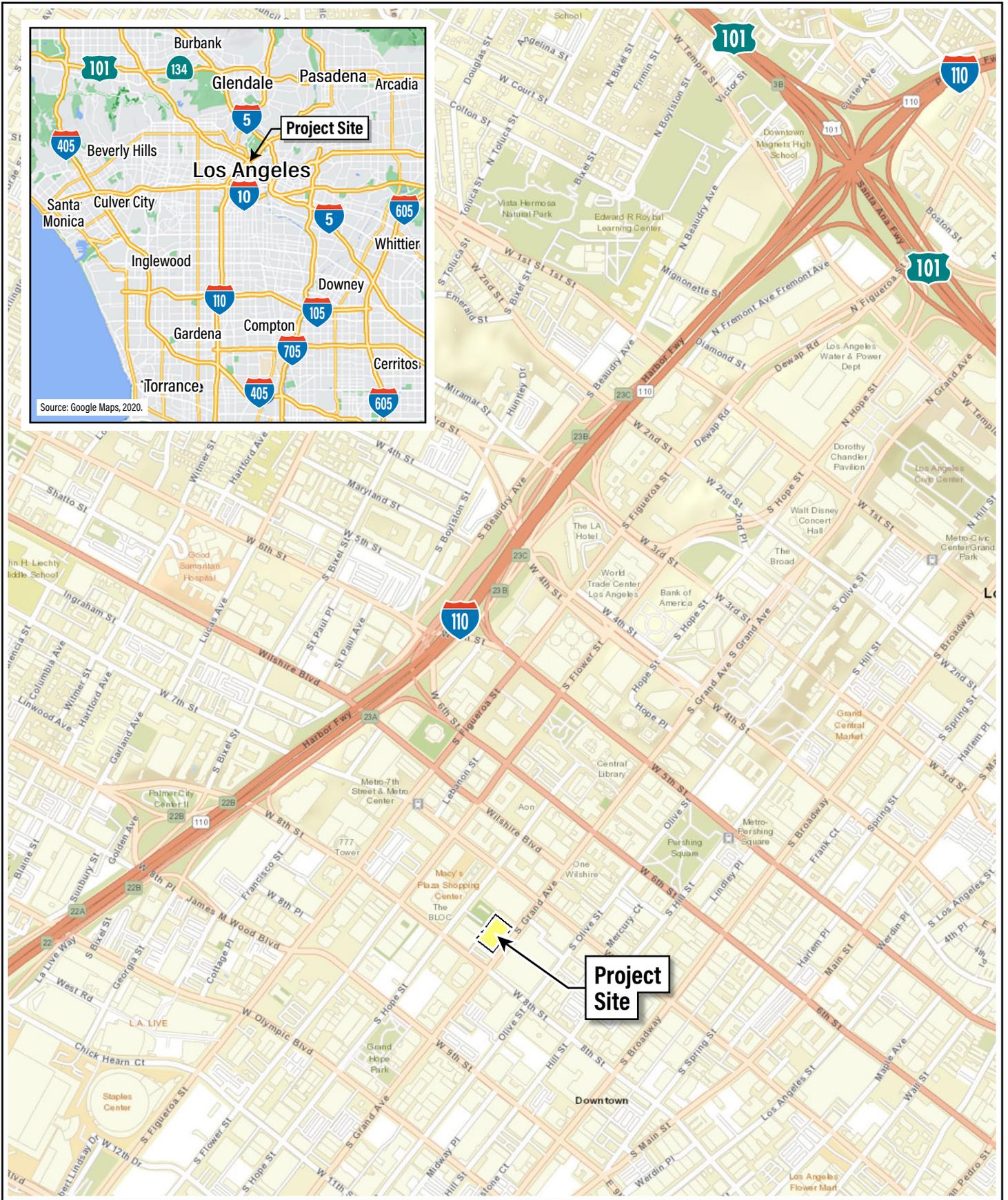
VINCENT P. BERTONI, AICP
 Director of Planning



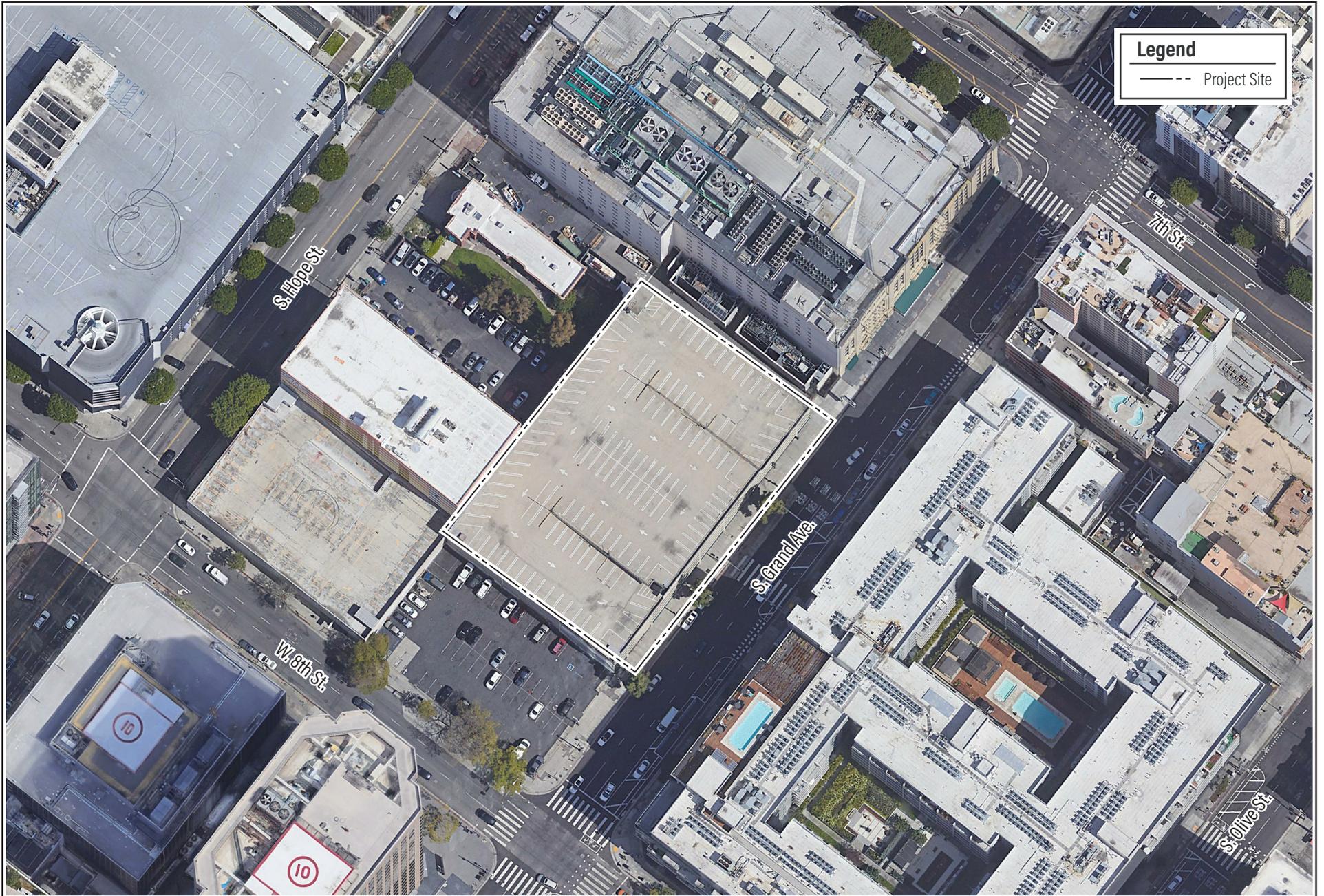
James Harris
 Major Projects Section
 Los Angeles City Planning
 213-978-1241

Attachments:

- Regional Location Map
- Project Vicinity Map
- Conceptual Site Plan



Source: ESRI, World Street Map Background Imagery, 2023.



Legend
--- Project Site

Source: Google Earth Pro, Jan. 2, 2020.

727 S. GRAND AVENUE - INITIAL STUDY

Vicinity Map





OFFICE UNTITLED

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727 GRAND

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LOS ANGELES, CA 90017

OU PROJECT NO: 22.018.000

#	REVISION DESCRIPTION	DATE
1	PLANNING APPLICATION	03/31/2023

Seal

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Licensee Name: Christian Robert
Profession Name: OFFICE UNTITLED, INC.
Licensee Number: C 34175

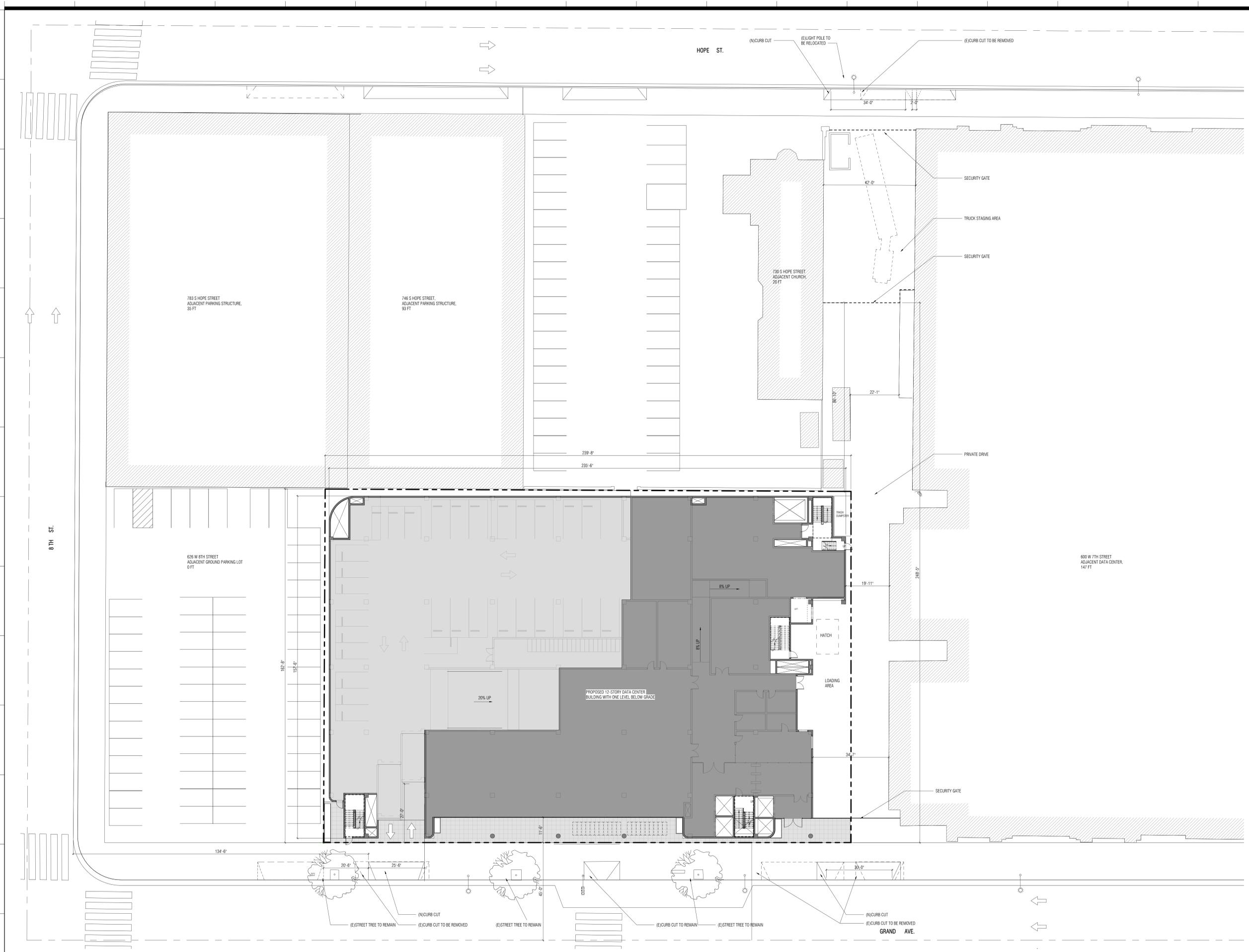
SCALE: 1/16" = 1'-0"



SITE PLAN

A10.04

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SITE PLAN
SCALE: 1/16" = 1'-0"

RE: 1/109

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