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**NOTICE OF AVAILABILITY 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 (SCEA) 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 SCEA to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: DTLA South Park Properties Sites 2 and 3 Project

Project Location: Site 2: 1105-1123 S. Olive Street, Los Angeles, CA 90015; Site 3: 1100-1130 S. Olive Street and 218-228 W. 11th Street, Los Angeles, CA 90015

Project Description: The proposed development consists of two separate mixed-use buildings on two development sites separated by Olive Street in Downtown Los Angeles, known as DTLA South Park Properties Sites 2 and 3 Project (Project). Site 2 is located at 1105-1123 S. Olive Street at the southwest corner of Olive Street and 11th Street, and Site 3 is located at 1100-1130 S. Olive Street and 218-228 W. 11th Street at the southeast corner of Olive Street and 11th Street (Project Site).

Site 2 Development - The proposed development at Site 2 includes the demolition of an existing surface parking lot; removal of one (1) street tree on Olive Street and replacement with six (6) new London plane trees; removal of two (2) street trees on 11th Street and replacement with two (2) Chinese flame trees; export of approximately 118,543 cubic yards of earth; and construction, use, and maintenance of a 51-story mixed-use building containing 536 dwelling units and 4,178 square feet of ground floor commercial space. The Site 2 Development would include a total floor area of 491,515 square feet with a floor area ratio (FAR) of 9.13:1. The building would be a maximum of 603 feet in height as measured from grade to the top of the roof structure. The Site 2 Development would provide 581 automobile parking spaces for residential use in six (6) levels of subterranean parking and four (4) levels of above-grade parking podium. A total of 234 bicycle parking spaces, including 23 short-term and 211 long-term spaces, would be provided. The Site 2 Development would provide a minimum of 58,275 square feet of usable open space. To enable the Site 2 Development, the Applicant is seeking a variance for parking dimensions, a Transfer of Floor Area Rights to permit the proposed FAR; a Director's Decision regarding on-site trees; and a Vesting Tentative Tract Map, Site Plan Review, and a Main Conditional Use Permit for alcohol sales.

Site 3 Development - The proposed development at Site 3 includes the demolition of an existing surface parking lot; removal of four (4) street trees on Olive Street and replacement with six (6) new London plane trees; removal of three (3) street trees on 11th Street and replacement with three (3) Chinese flame trees; export of approximately 156,232 cubic yards of earth; and construction, use, and maintenance of a 60-story mixed-use building containing 713 dwelling units and 11,277 square feet of ground floor commercial space. The Site 3 Development would include

a total floor area of 608,977 square feet with an FAR of 9:1. The building would be a maximum of 698 feet in height as measured from grade to the top of the roof structure. The Site 3 Development would provide 764 automobile parking spaces for residential use in six (6) levels of subterranean parking and four (4) levels of above-grade parking podium. A total of 290 bicycle parking spaces, including 31 short-term and 259 long-term spaces, would be provided. The Site 3 Development would provide a minimum of 75,425 square feet of usable open space. To enable the Site 3 Development, the Applicant is seeking a variance for parking dimensions, a Transfer of Floor Area Rights to permit the proposed FAR; a Director's Decision regarding on-site trees; and a Vesting Tentative Tract Map, Site Plan Review, and a Main Conditional Use Permit for alcohol sales.

The requested entitlements are as follows:

Site 2 Development

1. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages at a maximum of four establishments, including two (2) on-site sales and consumption and two (2) off-site sales;
2. Pursuant to LAMC Section 12.27, a Zone Variance for reduced parking stall size to allow 8 feet, 6 inches by 16 feet in lieu of 9 feet, 4 inches by 18 feet, and reduced drive aisle width of a minimum 25 feet, 1 inch in lieu of 27 feet, 4 inches, as otherwise required by LAMC Section 12.21 A.5;
3. Pursuant to Los Angeles Municipal Code (LAMC) Section 14.5.7, a Transfer of Floor Area Rights from the Los Angeles Convention Center (Donor Site) for the transfer of 274,795 square feet of floor area to the Project Site (Receiver Site) permitting a maximum FAR of 9.13:1 in lieu of the maximum permitted FAR of 6:1;
4. Pursuant to LAMC Section 12.21 G.3, a Director's Decision to provide 115 trees on site in lieu of 134 trees as otherwise required;
5. Pursuant to LAMC Section 16.05 C.1, a Site Plan Review for a development project which creates, or results in an increase of, 50 or more dwelling units;
6. Pursuant to LAMC Sections 17.03, 17.06, and 17.15, Vesting Tentative Tract Map No. 82109 for the merger and re-subdivision of five (5) lots into a 19-lot subdivision consisting of 536 residential condominium units and 10 commercial condominium units; haul route for the export of 118,543 cubic yards of earth material; and a vacation of a portion of the airspace above an alley abutting the site to the northwest; and
7. Approval of other permits, ministerial or discretionary, that may be necessary in order to execute and implement the Project. Such approvals may include, but are not limited to, landscaping approvals, exterior approvals, storm water discharge permits, grading permits, haul route permits, tree removal permits, building permits, and installation and hookup approvals for public utilities and related permits.

Site 3 Development

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 14.5.7, a Transfer of Floor Area Rights from the Los Angeles Convention Center (Donor Site) for the transfer of 328,135 square feet of floor area to the Project Site (Receiver Site) permitting a maximum FAR of 9:1 in lieu of the maximum permitted FAR of 6:1;
2. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages at a maximum of six establishments including three (3) on-site sales and consumption and three (3) off-site sales;

3. Pursuant to LAMC Section 12.27, a Zone Variance for reduced parking stall size to allow 8 feet, 6 inches by 16 feet in lieu of 9 feet, 4 inches by 18 feet, and reduced drive aisle width of a minimum 25 feet, 1 inch in lieu of 27 feet, 4 inches, as otherwise required by LAMC Section 12.21 A.5;
4. Pursuant to LAMC Section 12.21 G.3, a Director's Decision to provide 128 trees on site in lieu of 178 trees as otherwise required;
5. Pursuant to LAMC Section 16.05 C.1, a Site Plan Review for a development project which creates, or results in an increase of, 50 or more dwelling units;
6. Pursuant to LAMC Sections 17.03, 17.06, and 17.15, Vesting Tentative Tract Map No. 82141 for the merger and re-subdivision of six (6) lots into a 17-lot subdivision consisting of 713 residential condominium units and 10 commercial condominium units; and a haul route for the export of 156,232 cubic yards of earth material; and
7. Approval of other permits, ministerial or discretionary, that may be necessary in order to execute and implement the Project. Such approvals may include, but are not limited to: landscaping approvals, exterior approvals, storm water discharge permits, grading permits, haul route permits, tree removal permits, building permits, and installation and hook-up approvals for public utilities and related permits.

Schedule: The City of Los Angeles will receive comments on the Sustainable Communities Environmental Assessment beginning May 9, 2024 and ending June 10, 2024. The City of Los Angeles, as lead agency, will make a determination on the project following a Hearing Officer public hearing and City Planning Commission hearing, to be scheduled.

Copies of the Sustainable Communities Environmental Assessment and all documents referenced in the Sustainable Communities Environmental Assessment are available on the Department of City Planning's website at <https://planning.lacity.org/development-service/environmental-review/scea>.

You may contact Sophia Kim at sophia.kim@lacity.org or (213) 978-1208 to schedule an appointment to review the case file.



Signature

May 9, 2024

date