



2159 Bay Street Project

Environmental Case: ENV-2017-625-EIR
State Clearinghouse No. 2018081070

Project Location: 2136–2148 and 2159 E. Bay Street, and 2145–2161 E. Sacramento Street, Los Angeles, CA 90021

Community Plan Area: Central City North

Council District: 14—de León

Project Description: The Project would include the development of a creative office campus comprised of a 10-story commercial high-rise building, a two-story commercial building, a one-story commercial building, and a one-story electrical enclosure. The Project would include approximately 217,189 square feet of creative office space and 5,000 square feet of retail and restaurant space, for a total of 222,189 square feet of new floor area. The Project would provide a total of 711 vehicle parking spaces within up to four subterranean parking levels and one ground floor parking level. To accommodate the Project, all existing buildings and uses on-site would be removed, including the three existing buildings that total 39,328 square feet of office and industrial uses.

The Project would create a pedestrian environment along Bay Street and Sacramento Street, an area that currently lacks pedestrian infrastructure, by constructing new sidewalks, planting new street trees, creating ground floor commercial space with storefront glazing, and a lobby entrance for the office/creative office tenants along a pedestrian paseo. Vehicular access to the Project would be provided from driveways located on Bay Street and Sacramento Street, and a lay-by for passenger drop-off and pick-up on Bay Street. The roof level of the 10-story building would include an outdoor landscaped terrace for the building's office tenants, and a pedestrian paseo would be provided at the ground level in the eastern portion of the Project Site.

PREPARED FOR:

City of Los Angeles
Department of City Planning

PREPARED BY:

Eystone Environmental

APPLICANT:

Sacramento Street Property LP

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