



# NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

October 6, 2022

*Puede obtener información en Español acerca de este documento llamando al (213) 978-1300.*

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2017-625-EIR
<b>STATE CLEARINGHOUSE NO.:</b>	2018081070
<b>PROJECT NAME:</b>	2159 Bay Street Project
<b>PROJECT APPLICANT:</b>	Sacramento Street Property, LP
<b>PROJECT ADDRESS:</b>	2136-2148 and 2159 E. Bay Street, and 2145-2161 E. Sacramento Street, Los Angeles, CA 90021
<b>COMMUNITY PLAN AREA:</b>	Central City North
<b>COUNCIL DISTRICT:</b>	14 - de León
<b>PUBLIC COMMENT PERIOD:</b>	<b>October 6, 2022 – November 21, 2022</b>

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the propose 2159 Bay Street Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

## 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

## ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to: on-site and off-site construction noise and vibration (human annoyance), on-site and off-site cumulative construction noise and off-site vibration (human annoyance), and off-site operational noise (vehicular traffic). All other potential impacts would be less than significant or mitigated to less-than-significant levels.

## FILE REVIEW AND COMMENTS:

### Coronavirus (COVID-19) Update

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 and study updates to our community plans and citywide policies.

The Draft EIR is available online at the Department of City Planning's website at <https://planning.lacity.org/development-services/eir>. The Draft EIR can be purchased on CD-ROM for \$5.00 per copy by contacting the planning staff listed below. Copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Benjamin Franklin Branch Library, 2200 E. 1st Street, Los Angeles, CA 90033
- 3) Little Tokyo Branch Library, 203 S. Los Angeles Street, Los Angeles, CA 90012
- 4) R.L. Stevenson Branch Library, 803 Spence Street, Los Angeles, CA 90023

If you are unable to access digital copies of the Draft EIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the Draft EIR and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

The Draft EIR and the documents referenced in the Draft EIR are available for public review **by appointment only**, at City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012. If you are unable to access project materials, or wish to schedule an appointment, please contact the project planner for the project, Kimberly Henry at (213) 847-3688 or [kimberly.henry@lacity.org](mailto:kimberly.henry@lacity.org).

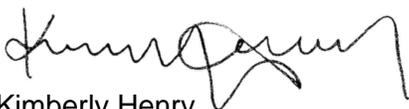
If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing **no later than 4:00 p.m. November 21, 2022.**

Please direct your comments to:

**Mail:** Kimberly Henry  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street Suite 1350  
Los Angeles, CA 90012

**E-mail:** [kimberly.henry@lacity.org](mailto:kimberly.henry@lacity.org)

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