

APPENDIX I

**Notice of Preparation (NOP), Public Comments on NOP/IS,
Scoping Meeting Materials**

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION

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(213) 978-1270
www.lacity.org/PLN

August 17, 2005

NOTICE OF PREPARATION AND PUBLIC SCOPING MEETING
ENVIRONMENTAL IMPACT REPORT

EAF NO.: ENV-2005-4654 EIR

PROJECT NAME: The Herald Examiner Project

PROJECT ADDRESS: 1111 S. Broadway; 1108 S. Hill St.; 120 W. 12th St.

COMMUNITY PLAN AREA: Central City

COUNCIL DISTRICT: 9

COMMENTS DUE DATE: September 16, 2005

PROJECT DESCRIPTION: Cultural Heritage Review, Vesting Tentative Tract Maps, FAR Averaging Conditional Use Permit, Zoning Variances (density), and other applicable administrative and discretionary permits such as haul route, demolition, grading, and building permits to enable the rehabilitation of the Herald Examiner Building and construction of two new mixed-use buildings in downtown Los Angeles. The Herald Examiner Building (111 S. Broadway) would be rehabilitated to include 23,650 square feet of retail space, 32,670 square feet of office space and 24 residential units. A 23-story building is proposed at 1108 S Hill Street that would feature 5,900 square feet of retail space, 235 condominium units, and 422 parking spaces. A 37-story building is proposed at 120 W 12th Street that would feature 8,050 square feet of retail space, 330 condominium units, and 550 parking spaces.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Public Utilities, Recreation/Parks and Transportation/Traffic.



The enclosed materials reflect the scope of the proposed project, which is located in an area of interest to you and/or the organization you represent. An Environmental Impact Report (EIR) will be prepared and the Environmental Review Section welcomes all comments regarding potential environmental impacts of the proposed Project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **September 16, 2005**.

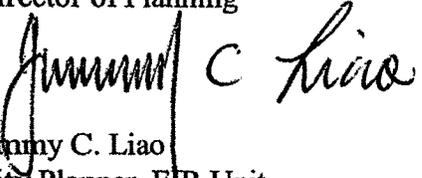
PUBLIC SCOPING MEETING LOCATION, DATE AND TIME: The public scoping meeting will be held on Thursday, September 8, 2005, from 6:00 p.m. to 8:00 p.m. in the Central Library. The scoping meeting will provide information regarding the proposed Project's environmental implications and the scope of analysis to be contained in the EIR. The City Planning Department encourages all interested individuals and organizations to attend this meeting.

Date: September 8, 2005 , Thursday
Time: 6:00 p.m. to 8:00 p.m.
Location: Central Library, Conference Room A
630 W. Fifth Street, Los Angeles, CA 90071
(213) 228-7000

Please direct your responses to:

Jimmy C. Liao, City Planner/Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
(213) 978-1343 (fax)
jliao@planning.lacity.org (e-mail)

Con Howe
Director of Planning


Jimmy C. Liao
City Planner, EIR Unit
Division of Land/Environmental Review Section

Enclosures

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF PREPARATION

TO:	RESPONSIBLE OR TRUSTEE AGENCY State Clearinghouse	FROM:	LEAD CITY AGENCY Los Angeles Department of City Planning
	ADDRESS Office of Planning & Research 1400 Tenth Street, Room 121 P.O. Box 3044 Sacramento, CA 95812-3044		ADDRESS Environmental Review Section 200 North Spring Street, Room 750 Los Angeles, CA 90012

SUBJECT: Notice of Preparation of Draft Environmental Impact Report

PROJECT TITLE The Herald Examiner Project	CASE NO. ENV-2005-4654-EIR
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PROJECT APPLICANT, IF ANY
Urban Partners, LLC.

The City of Los Angeles will be the Lead Agency and will prepare an environmental impact report for the project identified above. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by this City when considering your permit or other approval for the project.

The project description, location and the probable environmental effects are contained in the attached materials.

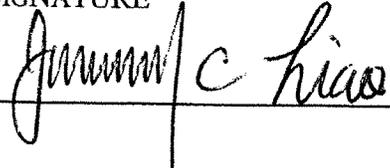
A copy of the Initial Study is attached.

A copy of the Initial Study is **not** attached.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but not later than **30** days after receipt of this notice.

Please send your response to Jimmy C. Liao at the address of the Lead City Agency as shown above. We will need the name of a contact person in your agency.

Note: If the Responsible or Trustee Agency is a state agency, a copy of this form must be sent to the State Clearinghouse in the Office of Planning and Research, 1400 Tenth Street, Room 121, Sacramento, CA 95814. A state identification number will be issued by the Clearinghouse and should be thereafter referenced on all correspondence regarding the project, specifically on the title page of the draft and final EIR and on the Notice of Determination.

SIGNATURE 	TITLE City Planner	TELEPHONE NUMBER (213)978-1331	DATE 8/17/05
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Notice of Completion & Environmental Document Transmittal

SCH #

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

Project Title: Sunset Avenue Project (Venice)

Lead Agency: Los Angeles Department of City Planning
 Street Address: 200 North Spring Street, Room 750
 City: Los Angeles

Contact Person: Jimmy C. Liao
 Phone: (213)978-1331
 County: Los Angeles

Project Location: 1111 S. Broadway; 1108 S. Hill St.; 120 W. 12th St..

County: Los Angeles City/Nearest Community: Central City
 Cross Streets: Broadway / 12th St. Zip Code: 90015 Total Acres: 3.12 Acres
 Assessor's Parcel No. Section: Twp: Range: Base:
 Within 2 Miles: State Hwy # Freeway : 110 and 10 Waterways:
 Airports: Railways: Schools:

Document Type:

CEQA: NOP Supplement/Subsequent EIR NEPA: NOI Other: Joint Document
 Early Cons (Prior SCH No.) EA Final Document
 Neg Dec Other Draft EIS Other
 Draft EIR FONSI

Local Action Type:

General Plan Update Specific Plan Exception Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other Design Review

Development Type:

<input checked="" type="checkbox"/> Residential: 589 Units	Acres		<input type="checkbox"/> Water Facilities:	Type	MGD
<input checked="" type="checkbox"/> Office: 32,670 Sq. ft.	Acres	Employees	<input type="checkbox"/> Transportation:	Type	
<input checked="" type="checkbox"/> Commercial: 37,600 Sq. ft.:	Acres	Employees	<input type="checkbox"/> Mining:	Mineral	
<input type="checkbox"/> Industrial: Sq. ft.	Acres	Employees	<input type="checkbox"/> Power:	Type	Watts
<input type="checkbox"/> Educational			<input type="checkbox"/> Waste Treatment:	Type	
<input type="checkbox"/> Recreational			<input type="checkbox"/> Hazardous Waste:	Type	
			<input type="checkbox"/> Other:		

Funding (approx.): Federal \$ State \$ Total \$

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Archaeological/Historical	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Wildlife
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input type="checkbox"/> Growth Inducing
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Economics/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation	<input type="checkbox"/> Other

Present Land Use/Zoning/General Plan Designation:

Vacant commercial buildings and surface parking lot / C2-4D-O / Regional Center Commercial

Project Description:

Cultural Heritage Review, Vesting Tentative Tract Maps, FAR Averaging Conditional Use Permit, Zoning Variances (density), and other applicable administrative and discretionary permits such as haul route, demolition, grading, and building permits to enable the rehabilitation of the Herald Examiner Building and construction of two new mixed-use buildings in downtown Los Angeles. The Herald Examiner Building (111 S. Broadway) would be rehabilitated to include 23,650 square feet of retail space, 32,670 square feet of office space and 24 residential units. A 23-story building is proposed at 1108 S Hill Street that would feature 5,900 square feet of retail space, 235 condominium units, and 422 parking spaces. A 37-story building is proposed at 120 W 12th Street that would feature 8,050 square feet of retail space 330 condominium units, and 550 parking spaces.

Reviewing Agencies Checklist

Resources Agency

_____ Boating & Waterways

_____ Coastal Commission

_____ Coastal Conservancy

_____ Colorado River Board

_____ Conservation

_____ Fish & Game

_____ Forestry & Fire Protection

_____ Office of Historic Preservation

_____ Parks & Recreation

_____ Reclamation Board

_____ S.F. Bay Conservation & Development Commission

_____ Water Resources (DWR)

Business, Transportation & Housing

_____ Aeronautics

_____ California Highway Patrol

CALTRANS District # 7

_____ Department of Transportation Planning (headquarters)

_____ Housing & Community Development

_____ Food & Agriculture

Health & Welfare

_____ Health Services _____

State & Consumer Services

_____ General Services

_____ OLA (Schools)

KEY

S = Document sent by lead agency

X = Document sent by SCH

✓ = Suggested distribution

Environmental Protection Agency

_____ Air Resources Board

_____ California Waste Management Board

_____ SWRCB: Clean Water Grants

_____ SWRCB: Delta Unit

_____ SWRCB: Water Quality

_____ SWRCB: Water Rights

_____ Regional WQCB # _____ (_____)

Youth & Adult Corrections

_____ Corrections

Independent Commission & Offices

_____ Energy Commission

_____ Native American Heritage Commission

_____ Public Utilities Commission

_____ Santa Monica Mountains Conservancy

_____ State Lands Commission

_____ Tahoe Regional Planning Agency

_____ Other _____

Public Review Period (to be filled in by lead agency)

Starting Date: August 17, 2005

Ending Date: September 16, 2005

Signature Jimmy C. Liao Date: 8/16/05

Lead Agency (Complete if applicable):

Consulting Firm: Impact Sciences

Address: 234 Colorado Blvd., #205

City/State/Zip: Pasadena, CA 91101

Contact: Ned Balwin

Phone: (626) 564-1500

For SCH Use Only:

Date Received at SCH

Date Review Starts

Date to Agencies

Date to SCH

Clearance Date

Notes:

Applicant:: Urban Partners, LLC.

Address: 304 S. Broadway, Suite 400.

City/State/Zip: Los Angeles, CA 90013

Phone: (213) 437-0470



Department of Toxic Substances Control



Alan C. Lloyd, Ph.D.
Agency Secretary
Cal/EPA

1011 North Grandview Avenue
Glendale, California 91201



Arnold Schwarzenegger
Governor

September 20, 2005

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CITY OF LOS ANGELES

SEP 23 2005

ENVIRONMENTAL
UNIT

Mr. Jimmy C. Liao
City Planner/Project Coordinator
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012

NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT FOR THE
HERALD EXAMINER PROJECT, 1111 S. BROADWAY, 1108 S. HILL STREET; 120 W.
12TH STREET, EAF NO. ENV - 2005-4654 EIR

Dear Mr. Liao:

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation of Environmental Impact Report (EIR) for the Project mentioned above.

Based on the review of the document, DTSC comments are as follows:

1. The EIR needs to identify and determine whether current or historic uses at the Project area have resulted in any release of hazardous wastes/substances.
2. The EIR needs to identify any known or potentially contaminated site within the Project area. For all identified sites, the EIR needs to evaluate whether conditions at the site pose a threat to human health or the environment.
3. The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may require remediation, and which government agency will provide appropriate regulatory oversight.
4. If during construction of the Project, soil contamination is suspected, construction in the area should stop, and appropriate health and safety procedures should be implemented. If it is determined that contaminated soils exist, the EIR should identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight.

Mr. Jimmy C. Liao
September 20, 2005
Page 2

DTSC provides guidance for Preliminary Endangerment Assessment preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP please visit DTSC's web site at www.dtsc.ca.gov. If you would like to meet and discuss this matter further, please contact Mr. Alberto Valmidiano, Project Manager, at (818) 551-2870 or me at (818) 551-2973.

Sincerely,



Jennifer Jones
Unit Chief
Southern California Cleanup Operations Branch – Glendale Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806



**South Coast
Air Quality Management District**

21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

August 26, 2005

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AUG 29 2005

ENVIRONMENTAL
UNIT

Mr. Jimmy C. Liao
City Planner/Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Mr. Liao:

**Notice of Preparation of a Draft Environmental Impact Report for
The Herald Examiner Project**

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. In addition, please send with the Draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files.

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2002 Model. This model is available on the SCAQMD Website at: www.aqmd.gov/ceqa/models.html.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

Consistent with the SCAQMD's environmental justice enhancement I-4, in October 2003, the SCAQMD Governing Board adopted a methodology for calculating localized air quality impacts and localized significance

Mr. Jimmy C. Liao

-2-

August 26, 2005

thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA webpages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, SCAQMD's Rule 403 - Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/agguide/agguide.html>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Charles Blankson, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:CB:li

LAC050818-03LI
Control Number

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 SO. MAIN ST.
LOS ANGELES, CA 90012
PHONE (213) 897-6536
FAX (213) 897-1337
E-Mail:NersesYerjanian@dot.ca.gov



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SEP 14 2005
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*Flex your power!
Be energy efficient!*

Mr. Jimmy C. Liao, City Planner
Environmental Review Section
Department of City Planning
200 N. Spring St., Room 750
Los Angeles, CA. 90012

IGR/CEQA# 050834/NY
NOP/ Herald Examiner Project
Multi High Rise Mixed use Buildings
LA/101,110.

September 13, 2005

Dear Mr. Liao:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Multi High Rise Mixed use Buildings (Herald Examiner Project) development.

Based on the information received, and to assist us in our efforts to completely evaluate and assess the impacts of this project on the State transportation system, a traffic study in advance of the DEIR should be prepared to analyze the following information:

Please reference the Department's **Traffic Impact Study Guideline** on the Internet at <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

1. Presentations of assumptions and methods used to develop trip generation, trip distribution, choice of travel mode, and assignments of trips to State Route 101,110.
2. Consistency of project travel modeling with other regional and local modeling forecasts and with travel data. The IGR/CEQA office may use indices to check results. Differences or inconsistencies must be thoroughly explained.
3. Analysis of ADT, AM, and PM peak-hour volumes for both existing and future conditions in the affected area. This should include freeways, interchanges, and intersections, and all HOV facilities. Interchange Level of Service should be

Mr. Liao

September 13, 2005

specified (HCM2000 method requested). Utilization of transit lines and vehicles, and of all facilities, should be realistically estimated. Future conditions would include build-out of all projects (see next item) and any plan-horizon years.

4. Inclusion of all appropriate traffic volumes. Analysis should include traffic from the project, cumulative traffic generated from all specific approved developments in the area, and traffic growth other than from the project and developments. That is, include: existing + project + other projects + other growth.
5. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts. These mitigation discussions should include, but not be limited to, the following:
 - description of transportation infrastructure improvements
 - financial costs, funding sources and financing
 - sequence and scheduling considerations
 - implementation responsibilities, controls and monitoringAny mitigation involving transit, HOV, or TDM must be rigorously justified and its effects conservatively estimated. Improvements involving dedication of land or physical construction may be favorably considered.
6. Specification of developer's percent share of the cost, as well as a plan of realistic mitigation measures under the control of the developer. The following ratio should be estimated: Additional traffic volume due to project implementation is divided by the total increase in the traffic volume (see Appendix "B" of the Guidelines). That ratio would be the project equitable share responsibility.

We note for purposes of determining project share of costs, the number of trips from the project on each traveling segment or element is estimated in the context of forecasted traffic volumes which include build-out of all approved and not yet approved projects, and other sources of growth. Analytical methods such as select-zone travel forecast modeling might be used.

The Department as a commenting agency under CEQA has jurisdiction superceding that of MTA in identifying the freeway analysis needed for this project. Caltrans is responsible for obtaining measures that will off-set project vehicle trip generation that worsens Caltrans facilities and hence, it does not adhere to the CMP guide of 150 or more vehicle trips added before freeway analysis is needed. MTA's Congestion Management Program in acknowledging the Department's role, stipulates that Caltrans must be consulted to identify specific locations to be analyzed on the State Highway System. Therefore State Route(s) mentioned in item #1 and it's facilities must be analyzed per the Department's **Traffic Impact Study Guidelines**.

Mr. Liao

September 13, 2005

We look forward to reviewing the DEIR. We expect to receive a copy from the State Clearinghouse. However, to expedite the review process, you may send two copies in advance to the undersigned at the following address:

Cheryl J. Powell
IGR/CEQA Branch Chief
Caltrans District 07
Regional Transportation Planning Office
100 S. Main St., Los Angeles, CA 90012

If you have any questions regarding this response, please call the Project Engineer/Coordinator Mr. Yerjanian at (213) 897-6536 and refer to IGR/CEQA # 050834NY.

Sincerely,



For:

Cheryl J. Powell
IGR/CEQA Branch Chief
Regional Transportation Planning

LOS ANGELES POLICE DEPARTMENT

WILLIAM J. BRATTON
Chief of Police



ANTONIO R. VILLARAIGOSA
Mayor

P.O. Box 30158
Los Angeles, Calif. 90030
Telephone: (213) 485-4101
TDD: (877) 275-5273
Ref #: 2.2.2

September 2, 2005

Mr. Jimmy C. Liao
City Planner/Project Coordinator
Environmental Review Section
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, California 90012

RECEIVED
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SEP 07 2005
ENVIRONMENTAL
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Dear Mr. Liao:

PROJECT TITLE: THE HERALD EXAMINER PROJECT

The proposed project involves the Los Angeles Police Department's (LAPD) Central Area. Enclosed are Area crime rate, predominant crimes, response time to emergency calls for service, and Area personnel statistics and information. The Department's response is based on information received from the Area in which the project is located, LAPD's Information Technology Division and input from the LAPD's Community Relations Section, Crime Prevention Unit (CPU) personnel.

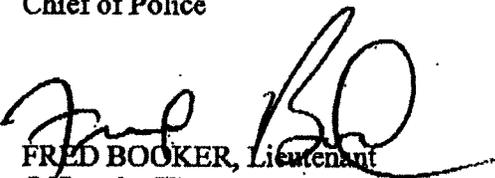
After review of the proposed project, it was determined that the project would not have a significant impact on police services in Central Area. The CPU is available to advise you on crime prevention features appropriate to the design of the property involved in the project. The LAPD strongly recommends that developers contact CPU personnel to discuss these features.

Upon completion of the project, you are encouraged to provide Central Area commanding officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Questions regarding this response should be referred to Sergeant John Amendola, Community Relations Section, Crime Prevention Unit, at (213) 485-3134.

Very truly yours,

WILLIAM J. BRATTON
Chief of Police


FRED BOOKER, Lieutenant
Officer in Charge
Community Relations Section
Office of the Chief of Staff

Enclosure

CENTRAL AREA

The Herald Examiner project is located in Central Area, in Reporting District (RD) 185. Central Area covers 4.89 square miles and the station is located at 251 East 6th Street, Los Angeles, California 90014, (213) 485-3294.

The service boundaries of Central Area are as follows: Lilac Terrace, Lookout Drive, and Pasadena Freeway (110) to the north; Washington Boulevard, San Pedro Street, Maple Street, and 7th Street to the south; Sunset Boulevard and the Harbor Freeway (110) to the west; and the Los Angeles City boundary to the east. The boundaries for RD185 are as follows: 9th Street to the north, Hill Street to the west, Pico Boulevard to the south, and Maple Street to the east.

The average response time to emergency calls for service in Central Area during 2004 was 6.5 minutes. The Citywide average during 2005 was 6 minutes. There are approximately 337 sworn officers and 30 civilian support staff deployed over three watches at Central Area.

There were 154 crimes per 1000 persons in Central Area during 2005. Population and crimes are listed on the attached RD information sheets. The predominant crimes in Central Area are aggravated assault, other types of theft, and burglary from vehicle.

Prepared by:
Community Relations Section
Crime Prevention Unit

**LOS ANGELES POLICE DEPARTMENT
CRIMES BY REPORTING DISTRICT OF OCCURRENCE**

PROJECT NAME: HERALD EXAMINER

TYPE OF CRIME	RD * 185	CENTRAL AREA	CITYWIDE
Burglary from Business	47	279	4,895
Burglary from Residence	1	152	14,337
Burglary Other	4	85	3,908
Street Robbery	40	709	9,606
Other Robbery	13	165	4,573
Murder	0	10	526
Rape	1	65	1,267
Aggravated Assault	41	926	26,930
Burglary from Vehicle	59	1,158	25,311
Theft from Vehicle	19	330	12,558
Grand Theft	59	692	12,194
Theft from Person	26	206	993
Purse Snatch	3	32	352
Other Theft	67	1,218	20,778
Bicycle Theft	0	1	15
Vehicle Theft	26	688	30,094
Bunco	1	28	169
TOTAL	407	6,744	168,506

CRIMES PER 1000 PERSONS

REPORTING DISTRICT	CRIMES	/	POPULATION X 1000	CRIMES PER 1000 PERSONS
	6,744	/	43,759	154/1000
CITYWIDE	168,506	/	3,978,000	424/1000

- All statistical information is based on 2004 Los Angeles Police Department Selected Crimes and Attempts by Reporting District from the Police Arrest and Crime Management Information System 2 report.



Arnold
Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Sean Walsh
Director

Notice of Preparation

August 26, 2005

To: Reviewing Agencies

Re: The Herald Examiner Project
SCH# 2005081146

Attached for your review and comment is the Notice of Preparation (NOP) for the The Herald Examiner Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Jimmy C. Liao
Los Angeles City Planning Department
200 North Spring Street, Room 763
Los Angeles, CA 90012

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

for 
Scott Morgan
Associate Planner, State Clearinghouse

Attachments
cc: Lead Agency

Document Details Report State Clearinghouse Data Base

SCH# 2005081146
Project Title The Herald Examiner Project
Lead Agency Los Angeles City Planning Department

Type NOP Notice of Preparation
Description Cultural Heritage Review, Vesting Tentative Tract Maps, FAR Averaging Conditional Use Permit, Zoning Variances (density), and other applicable administrative and discretionary permits such as haul route, demolition, grading, and building permits to enable the rehabilitation of the Herald Examiner Building and construction of two new mixed-use buildings in downtown Los Angeles. The Herald Examiner Building (111 S. Broadway) would be rehabilitated to include 23,650 square feet of retail space, 32,670 square feet of office space and 24 residential units. A 23-story building is proposed at 1108 S. Hill Street that would feature 5,900 square feet of retail space, 235 condominium units, and 422 parking spaces. A 37-story building is proposed at 120 W. 12th Street that would feature 8,050 square feet of retail space, 330 condominium units, and 50 parking spaces.

Lead Agency Contact

Name Jimmy C. Liao
Agency Los Angeles City Planning Department
Phone 213-978-1331 **Fax**
email
Address 200 North Spring Street, Room 763
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City
Region
Cross Streets Broadway and 12th Street
Parcel No.
Township **Range** **Section** **Base**

Proximity to:

Highways 110 and 10
Airports
Railways
Waterways
Schools
Land Use Vacant commercial buildings and surface parking lot / C2-4D-o / Regional Center Commercial

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Drainage/Absorption; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Department of Health Services; Native American Heritage Commission; State Lands Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 7; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 4

Date Received 08/19/2005 **Start of Review** 08/19/2005 **End of Review** 09/19/2005

Note: Blanks in data fields result from insufficient information provided by lead agency.

NOP Distribution List

County: Los Angeles

SCH# 2004031000

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
David Johnson
- California Coastal Commission
Elizabeth A. Fuhs
- Colorado River Board
Gerald R. Zimmerman
- Dept. of Conservation
Roseanne Taylor
- California Energy Commission
Roger Johnson
- Dept. of Forestry & Fire Protection
Allen Robertson
- Office of Historic Preservation
Wayne Donaldson
- Dept of Parks & Recreation
Environmental Stewardship Section
- Reclamation Board
DeeDee Jones
- S.F. Bay Conservation & Dev't. Comm.
Steve McAdam
- Dept. of Water Resources
Resources Agency
Nadell Gayou
- Conservancy

Fish and Game

- Depart. of Fish & Game
Scott Flint
Environmental Services Division
- Fish & Game Region 1
Donald Koch
- Fish & Game Region 2
Banky Curtis

- Fish & Game Region 3
Robert Floerke
- Fish & Game Region 4
Mike Mulligan
- Fish & Game Region 5
Don Chadwick
Habitat Conservation Program
- Fish & Game Region 6
Gabrina Gatchel
Habitat Conservation Program
- Fish & Game Region 6 I/M
Tammy Allen
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Game M
George Isaac
Marine Region

Other Departments

- Food & Agriculture
Steve Shaffer
Dept. of Food and Agriculture
- Depart. of General Services
Public School Construction
- Dept. of General Services
Robert Sleppy
Environmental Services Section
- Dept. of Health Services
Veronica Rameriz
Dept. of Health/Drinking Water

Independent Commissions/Boards

- Delta Protection Commission
Debby Eddy
- Office of Emergency Services
Dennis Castriello
- Governor's Office of Planning & Research
State Clearinghouse
- Native American Heritage Comm.
Debbie Treadway

- Public Utilities Commission
Ken Lewis
- State Lands Commission
Jean Sarino
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

- Caltrans - Division of Aeronautics
Sandy Hebard
- Caltrans - Planning
Teri Petrovic
- California Highway Patrol
John Olejnik
Office of Special Projects
- Housing & Community Development
Lisa Nicholas
Housing Policy Division

Dept. of Transportation

- Caltrans, District 1
Rex Jackson
- Caltrans, District 2
Marcelino Gonzalez
- Caltrans, District 3
Katherine Eastham
- Caltrans, District 4
Tim Sablo
- Caltrans, District 5
David Murray
- Caltrans, District 6
Marc Blinbaum
- Caltrans, District 7
Cheryl J. Powell

- Caltrans, District 8
Dan Kopuleky
- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Mario Oreo
- Caltrans, District 12
Bob Joseph

Cal EPA

- Air Resources Board**
- Airport Projects
Jim Lerner
- Transportation Projects
Kurt Karperos
- Industrial Projects
Mike Tolstrup

- California Integrated Waste Management Board
Sue O'Leary

- State Water Resources Control Board
Jim Hockenberry
Division of Financial Assistance

- State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

- State Water Resources Control Board
Steven Herrera
Division of Water Rights

- Dept. of Toxic Substances Control
CEQA Tracking Center

- Department of Pesticide Regulation

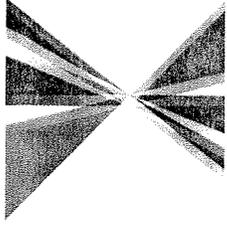
Regional Water Quality Control Board (RWQCB)

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Jonathan Bishop
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (8)
- Other _____

Last Updated on 08/10/05

PLANMINU/CUB/ENV FAX: 213-978-1343 380 1 2005 10:38 P.05

SOUTHERN CALIFORNIA



ASSOCIATION of GOVERNMENTS

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818 West Seventh Street

12th Floor

Los Angeles, California

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t (213) 236-1800

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www.scag.ca.gov

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Imperial County: Victor Carrillo, Imperial County • Jon Edney, El Centro

Los Angeles County: Yvonne Burke, Los Angeles County • Zev Yaroslavsky, Los Angeles County • Jim Aldinger, Manhattan Beach • Harry Baldwin, San Gabriel • Paul Bowen, Cerritos • Todd Campbell, Burbank • Tony Cardenas, Los Angeles • Stan Carroll, La Habra Heights • Margaret Clark, Rosemead • Gene Daniels, Paramount • Mike Dispenza, Palmdale • Judy Dunlap, Inglewood • Rae Gabelich, Long Beach • David Gafin, Downey • Eric Garretti, Los Angeles • Wendy Greuel, Los Angeles • Frank Gurulé, Cudahy • Janice Hahn, Los Angeles • Isadore Hall, Compton • Keith W. Hanks, Azusa • Tom LaBonge, Los Angeles • Paula Lantz, Pomona • Paul Nowatka, Torrance • Pam O'Connor, Santa Monica • Alex Padilla, Los Angeles • Bernard Parks, Los Angeles • Jan Perry, Los Angeles • Ed Reyes, Los Angeles • Bill Rosendahl, Los Angeles • Greig Smith, Los Angeles • Tom Sykes, Walnut • Paul Talbot, Alhambra • Sidney Iyer, Pasadena • Tonia Reyes Uranga, Long Beach • Antonio Villarraigosa, Los Angeles • Dennis Washburn, Calabasas • Jack Weiss, Los Angeles • Dennis Zine, Los Angeles

Orange County: Chris Norby, Orange County • Christine Barnes, La Palma • John Beauman, Brea • Lou Bone, Tustin • Art Brown, Buena Park • Richard Chavez, Anaheim • Debbie Cook, Huntington Beach • Cathryn DeYoung, Laguna Niguel • Richard Dixon, Lake Forest • Marilyn Poe, Los Alamitos • Tod Ridgeway, Newport Beach

Riverside County: Jeff Stone, Riverside County • Thomas Buckley, Lake Elsinore • Bonnie Flickinger, Moreno Valley • Ron Loveridge, Riverside • Greg Pettis, Cathedral City • Ron Roberts, Temecula

San Bernardino County: Gary Ovitt, San Bernardino County • Lawrence Dale, Barstow • Paul Eaton, Montclair • Lee Ann Garcia, Grand Terrace • Tim Jasper, Town of Apple Valley • Larry McCallon, Highland • Deborah Robertson, Rialto • Alan Wapner, Ontario

Ventura County: Judy Mikels, Ventura County • Glen Bererra, Simi Valley • Carl Morehouse, San Buenaventura • Toni Young, Port Hueneme

Orange County Transportation Authority: Lou Correa, County of Orange

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Keith Millhouse, Moorpark

14 September 2005

RECEIVED
CITY OF LOS ANGELES

SEP 15 2005

ENVIRONMENTAL
UNIT

Mr. Jimmy C. Liao
Environmental Review Section
Department of City Planning
200 N. Spring Street, Suite 750
Los Angeles, CA 90012

RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Report for the Herald Examiner Project
SCAG No. I 20050551

Dear Mr. Liao:

Thank you for submitting the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the above-mentioned project to the Southern California Association of Governments (SCAG) for review and comment. SCAG's responsibility as the region's clearinghouse per Executive Order 12372 includes the implementation of California Environmental Quality Act (CEQA) §15125 [d]. This legislation requires the review of local plans, projects and programs for consistency with regional plans.

SCAG staff has evaluated your submission for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). The proposed Project considers the construction of more than 500 dwelling units. CEQA requires that EIRs discuss any inconsistencies between the proposed project and the applicable general plans and regional plans (Section 15125 [d]). If there are inconsistencies, an explanation and rationalization for such inconsistencies should be provided.

Policies of SCAG's Regional Comprehensive Plan and Guide, Regional Transportation Plan, and Compass Growth Vision that may be applicable to your project are outlined in the attachment. We expect the EIR to specifically cite the appropriate SCAG policies and address the manner in which the Project is consistent with applicable core policies or supportive of applicable ancillary policies. Please use our policy numbers to refer to them in your EIR. Also, we would encourage you to use a side-by-side comparison of SCAG policies with a discussion of the consistency or support of the policy with the Proposed Project.

SCAG's Compass Growth Vision, adopted in 2004, outlines a future for the region that includes the creation of sustainable communities through urban infill and redevelopment. We are confident that the Herald Examiner Project will help achieve many of these goals, especially as it proposes adaptive re-use and mixed-use infill. For a clearer understanding of the intent of and possibilities with Compass, please consult the Compass Growth Vision in addition to the guidance offered in this letter. We look forward to following the success of this project as it fulfills the intent of the Compass Growth Vision.

Please provide a minimum of 45 days for SCAG to review the EIR when this document is available. If you have any questions regarding the attached comments, please contact me at (213) 236-1851. Thank you.

Sincerely,

Brian Wallace
Associate Regional Planner
Intergovernmental Review

DOCS# 113915v1



**COMMENTS ON THE NOTICE OF PREPARATION OF
 A DRAFT ENVIRONMENTAL IMPACT REPORT
 FOR THE HERALD EXAMINER PROJECT
 SCAG NO. I20050551**

PROJECT DESCRIPTION

The proposed Project would consist of the rehabilitation and adaptive re-use of the Herald Examiner Building, at 11th Street and Broadway in downtown Los Angeles. Two new high-rise residential buildings will be constructed on nearby parcels at 1108 S. Hill Street and 120 W. 12th Street. Approximately 589 residential units, 37,600sf of retail/commercial space, and 32,670sf of office space are proposed.

CONSISTENCY WITH REGIONAL COMPREHENSIVE PLAN AND GUIDE POLICIES

The **Growth Management Chapter (GMC)** of the Regional Comprehensive Plan and Guide (RCPG) contains the following policies that are particularly applicable and should be addressed in the Draft EIR for the West Gateway Redevelopment Project.

3.01 The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.

Regional Growth Forecasts

The DEIR should reflect the most current SCAG forecasts, which are the 2004 RTP (April 2004) Population, Household and Employment forecasts. The forecasts for your region and subregion are as follows:

**Adopted SCAG
 Regionwide
 Forecasts**

	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>
Population	19,967,835	21,294,093	22,561,643	23,781,797	24,935,979
Households	6,260,842	6,758,353	7,259,762	7,773,287	8,281,758
Employment	8,368,607	9,456,903	10,038,316	10,614,346	11,171,537

**Adopted
 LACITY
 (subregion)
 Forecasts**

	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>
Population	4,032,474	4,176,079	4,237,887	4,298,891	4,357,359
Households	1,330,724	1,393,635	1,460,680	1,528,771	1,596,055
Employment	1,833,577	2,031,342	2,095,758	2,157,226	2,213,427

**City of Los
 Angeles
 Forecasts**

	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>
Population	3,950,347	4,090,125	4,147,285	4,203,702	4,257,771
Households	1,311,134	1,372,873	1,438,731	1,505,615	1,571,712
Employment	1,800,766	1,994,358	2,057,435	2,117,623	2,172,642

* The 2004 RTP growth forecast at the regional, county and subregional level was adopted by RC in April, 2004. City totals are the sum of small area data and should be used for advisory purposes only.

3.03 *The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.*

GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL STANDARD OF LIVING

The Growth Management goals to develop urban forms that enable individuals to spend less income on housing cost, that minimize public and private development costs, and that enable firms to be more competitive, strengthen the regional strategic goal to stimulate the regional economy. The evaluation of the proposed project in relation to the following policies would be intended to guide efforts toward achievement of such goals and does not infer regional interference with local land use powers.

3.04 *Encourage local jurisdictions' efforts to achieve a balance between the types of jobs they seek to attract and housing prices.*

3.05 *Encourage patterns of urban development and land use, which reduce costs on infrastructure construction and make better use of existing facilities.*

3.09 *Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.*

3.10 *Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.*

GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL QUALITY OF LIFE

The Growth Management goals to attain mobility and clean air goals and to develop urban forms that enhance quality of life, that accommodate a diversity of life styles, that preserve open space and natural resources, and that are aesthetically pleasing and preserve the character of communities, enhance the regional strategic goal of maintaining the regional quality of life. The evaluation of the proposed project in relation to the following policies would be intended to provide direction for plan implementation, and does not allude to regional mandates.

3.12 *Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.*

3.13 *Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and development.*

3.14 *Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.*

3.15 *Support local jurisdictions' strategies to establish mixed-use clusters and other transit-oriented*

developments around transit stations and along transit corridors.

- 3.22 *Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.*
- 3.23 *Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.*

GMC POLICIES RELATED TO THE RCPG GOAL TO PROVIDE SOCIAL, POLITICAL, AND CULTURAL EQUITY

The Growth Management Goal to develop urban forms that avoid economic and social polarization promotes the regional strategic goal of minimizing social and geographic disparities and of reaching equity among all segments of society. The evaluation of the proposed project in relation to the policy stated below is intended guide direction for the accomplishment of this goal, and does not infer regional mandates and interference with local land use powers.

- 3.24 *Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.*
- 3.27 *Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.*

REGIONAL TRANSPORTATION PLAN

The **2004 Regional Transportation Plan (RTP)** also has goals and policies that are pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

Regional Transportation Plan Goals

- Maximize mobility and accessibility for all people and goods in the region.
- Ensure travel safety and reliability for all people and goods in the region.
- Preserve and ensure a sustainable regional transportation system.
- Maximize the productivity of our transportation system.
- Protect the environment, improve air quality and promote energy efficiency.
- Encourage land use and growth patterns that complement our transportation investments.

Regional Transportation Plan Policies

- Transportation investments shall be based on SCAG's adopted Regional Performance Indicators.

Performance Indicator	Performance Measures	Definition	Performance Outcome
Mobility	• Average Daily Speed	Speed-experienced by travelers regardless of mode.	10% Improvement
	• Average Daily Delay	Delay-excess travel time resulting from the difference between a reference speed and actual speed. Total daily delay and daily delay per capita are indicators used.	40% Improvement
Accessibility	• Percent PM peak work trips within 45 minutes of home		Auto 90% Transit 37%
	• Distribution of work trip travel times		Auto 8% Improvement Transit 8% Improvement
Reliability	• Percent variation in travel time	Day-to-day change in travel times experienced by travelers. Variability results from accidents, weather, road closures, system problems and other non-recurrent conditions.	10% Improvement
Safety	• Accident Rates	Measured in accidents per million vehicle miles by mode.	0.3% Improvement
Performance Indicator	Performance Measures	Definition	Performance Outcome
Cost Effectiveness	• Benefit-to-Cost (B/C) Ratio	Ratio of benefits of RTP investments to the associated investments costs.	\$3.08
Productivity	• Percent capability utilized during peak conditions	Transportation infrastructure capacity and services provided.	20% Improvement at known bottlenecks
		<ul style="list-style-type: none"> • Roadway Capacity - vehicles per hour per lane by type of facility. • Transit Capacity – seating capacity utilized by mode. 	N/A
Sustainability	• Total cost per capita to sustain current system performance	Focus in on overall performance, including infrastructure condition Preservation measure is a sub-set of sustainability.	\$20 per capita, primarily in preservation costs
Preservation	• Maintenance cost per capita to preserve system at base year conditions	Focus is on infrastructure condition. Sub-set of sustainability.	Maintain current conditions
Environmental	• Emissions generated by travel	Measured/forecast emissions include CO, NOX, PM10, SOX and VOC. CO2 as secondary measure to reflect greenhouse emissions.	Meets conformity requirements
Environmental Justice	• Expenditures by quintile and ethnicity	Proportionate share of expenditures in the 2004 RTP by each quintile.	No disproportionate impact to any group or quintile

	<ul style="list-style-type: none">• Benefit vs. burden by quintiles	Proportionate share of benefits to each quintile ethnicity.	
		Proportionate share of additional airport noise by ethnic group.	

- Ensuring safety, adequate maintenance, and efficiency of operations on the existing multi-modal transportation system will be RTP priorities and will be balanced against the need for system expansion investments.
- RTP land use and growth strategies that differ from currently expected trends will require a collaborative implementation program that identifies required actions and policies by all affected agencies and sub-regions.
- HOV gap closures that significantly increase transit and rideshare usage will be supported and encouraged, subject to Policy #1.

OPEN SPACE AND CONSERVATION CHAPTER

The **Open Space and Conservation Chapter** core actions related to the proposed project includes:

Increase the accessibility to open space lands for outdoor recreation.

Promote self-sustaining regional recreation resources and facilities.

GROWTH VISIONING

The fundamental goal of the Compass Growth Visioning effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and **sustain** for future generations the region's **mobility**, **livability** and **prosperity**. The following "Regional Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

Principle 1: Improve **mobility** for all residents

- Encourage transportation investments and land use decisions that are mutually supportive.
- Locate new housing near existing jobs and new jobs near existing housing.
- Encourage transit-oriented development.
- Promote a variety of travel choices

Principle 2: Foster **livability** in all communities

- Promote infill development and redevelopment to revitalize existing communities.
- Promote developments, which provide a mix of uses.
- Promote "people scaled," walkable communities.
- Support the preservation of stable, single-family neighborhoods.

Principle 3: Enable **prosperity** for all people

- Provide, in each community, a variety of housing types to meet the housing needs of all income levels.
- Support educational opportunities that promote balanced growth.
- Ensure environmental justice regardless of race, ethnicity or income class.
- Support local and state fiscal policies that encourage balanced growth
- Encourage civic engagement.

Principle 4: Promote **sustainability** for future generations

- Preserve rural, agricultural, recreational and environmentally sensitive areas.
- Focus development in urban centers and existing cities.
- Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.
- Utilize "green" development techniques.

CONCLUSIONS

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

Roles and Authorities

THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) is a **Joint Powers Agency** established under California Government Code Section 6502 et seq. Under federal and state law, SCAG is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO). SCAG's mandated roles and responsibilities include the following:

SCAG is designated by the federal government as the Region's **Metropolitan Planning Organization** and mandated to maintain a continuing, cooperative, and comprehensive transportation planning process resulting in a Regional Transportation Plan and a Regional Transportation Improvement Program pursuant to 23 U.S.C. '134, 49 U.S.C. '5301 et seq., 23 C.F.R. '450, and 49 C.F.R. '613. SCAG is also the designated **Regional Transportation Planning Agency**, and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082 respectively.

SCAG is responsible for developing the demographic projections and the integrated land use, housing, employment, and transportation programs, measures, and strategies portions of the **South Coast Air Quality Management Plan**, pursuant to California Health and Safety Code Section 40460(b)-(c). SCAG is also designated under 42 U.S.C. '7504(a) as a **Co-Lead Agency** for air quality planning for the Central Coast and Southeast Desert Air Basin District.

SCAG is responsible under the Federal Clean Air Act for determining **Conformity** of Projects, Plans and Programs to the State Implementation Plan, pursuant to 42 U.S.C. '7506.

Pursuant to California Government Code Section 65089.2, SCAG is responsible for **reviewing all Congestion Management Plans (CMPs) for consistency with regional transportation plans** required by Section 65080 of the Government Code. SCAG must also evaluate the consistency and compatibility of such programs within the region.

SCAG is the authorized regional agency for **Inter-Governmental Review** of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12,372 (replacing A-95 Review).

SCAG reviews, pursuant to Public Resources Code Sections 21083 and 21087, Environmental Impacts Reports of projects of regional significance for consistency with regional plans [California Environmental Quality Act Guidelines Sections 15206 and 15125(b)].

Pursuant to 33 U.S.C. '1288(a)(2) (Section 208 of the Federal Water Pollution Control Act), SCAG is the authorized **Areawide Waste Treatment Management Planning Agency**.

SCAG is responsible for preparation of the **Regional Housing Needs Assessment**, pursuant to California Government Code Section 65584(a).

SCAG is responsible (with the Association of Bay Area Governments, the Sacramento Area Council of Governments, and the Association of Monterey Bay Area Governments) for preparing the **Southern California Hazardous Waste Management Plan** pursuant to California Health and Safety Code Section 25135.3.

Revised July 2001

From: "Huang, Edward" <ehuang@cra.lacity.org>
To: <jliao@planning.lacity.org>
Date: 9/21/2005 5:20:41 PM
Subject: Herald Examiner

Hi Jimmy,

Good to know that you work on the project too.

I received the Notice for scoping late (yesterday) and forward it to our environmental planner Ono Ujor today. I'll appreciate if you could update CRA staff of your work status by calling him at 977-1725 or email him at oujor@cra.lacity.org.

Please also note that based on provisions in the City Ctr. Redevelopment Plan the proposed 12th St. Building may require an application of TFAR with your dept. in order to build up to 8.6:1. However, based on your scoping notice it appears that this application was not filed with all other discretionary actions. Please advise whom shall I contact in your dept. to clarify the path the applicant is taking to transfer surplus FAR from the historic building to the 12th St. site, and please also let me know your phone number.
Thanks.

Ed Huang, PhD, AICP
Senior Planner - Downtown Region
CRA/LA
ehuang@cra.lacity.org
213/977-1785
213/617-8233 Fax

CC: "Ujor, W. Ono" <oujor@cra.lacity.org>, "Ricciello, David" <dricciello@cra.lacity.org>, "Scanlin, Jenny" <jscanlin@cra.lacity.org>

From: <SimsonLA@aol.com>
To: <jliao@planning.lacity.org>
Date: 8/25/2005 11:59:31 AM
Subject: THE HERALD EXAMINER PROJECT

Dear Mr. Liao:

We are the owners of 1220-1224 South Broadway, the property adjacent to the southwestern border of the proposed project.

I would like to encourage the city of Los Angeles planning department to approve moving forward with the subject project. As owners of Los Angeles Downtown property, we applaud and encourage high end projects such as this, especially inasmuch as it includes restoration and rehabilitation of a grand old, landmark building such as the Herald Examiner Building.

We look forward to approval of this project including the granting of necessary variances.

Sincerely,

M. E. Simson

From: "Penny Marino" <Penny.Marino@chaffey.edu>
To: <Jliao@planning.lacity.org>
Date: 9/1/2005 3:02:30 PM.
Subject: MUSEUM of FASHION

As a college professor, I urge you to continue plans for the Museum of Fashion in the historic Herald Examiner Building. The world looks to Los Angeles and surrounding counties for sportswear and activewear design and influence. Los Angeles, leading the nation in this production, does not have a permanent collection of Historic Fashion in which to send students for research and inspiration. We send students to museums to research paintings, sculptures, and photographs, but have no local source for 20th century fashion (actual clothing) !

Students and visitors alike crave this media, as reflected in the huge success annually of the Fashion Institute's exhibition of Film and Television Costumes from the LA industry. Now is the chance to create a permanent collection of our LA Fashion Industry's contributions to the world.

The many fashion colleges, both private and public, will be serviced with the first of this kind, allowing LOCAL studies and required research, where in the past we've had to travel to New York and Paris.

I urge you to go forth with the original plans for the Museum of Fashion in the Herald Examiner Building.

Penny Marino, Professor, Fashion Design and Historic Costume
Chaffey Community College
Rancho Cucamonga, CA

CC: <Modacmuseum@yahoo.com>

From: <Dixietow@aol.com>
To: <jliao@planning.lacity.org>
Date: 9/13/2005 9:38:14 PM
Subject: MODAC Museum

September 13, 2005

Jimmy C. Liao, City Planner/Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
213. 978-1343 (fax)
email: _jliao@planning.lacity.org_ (mailto:jliao@planning.lacity.org)

Dear Mr. Liao:

As a long-time department store executive, fashion merchandising educator, and member of The Fashion Group International of Los Angeles, on behalf of my students, colleagues, and myself, I urge you and your committee to honor Mayor Bradley's commitment to MODAC to house the incomparable California fashion design collection that Irene Kasmir has assembled, in the former Herald Examiner building in downtown Los Angeles.

Thank you.

Sincerely,
Dixie Towers, Instructor
Brooks College
Long Beach, CA

CC: <modacmuseum@yahoo.com>

Jimmy C. Liao, City Planner/Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Mr. Liao:

I am writing to you as a concerned citizen and supporter of the museum, to express my opposition to the exclusion of the Museum of Fashion Designers and Creators (MODAC) from the Herald Examiner rehabilitation project. In 1991, the Mayor, the CRA/LA and the City Council voted to include MODAC in the Downtown Strategic Plan. Currently, the building owner, Hearst Corporation, has new multi-use plans for the building which unfortunately do not include MODAC, dismissing the agreement made by Mayor Tom Bradley, the CRA/LA and our honorable Council Members.

Irene Kasmer has worked ardently and tirelessly to realize a museum that would not only showcase the work of the outstanding fashion industry here in Los Angeles, but also bring the community a valuable entity that would add to the cultural fabric of the city. The historic significance of the Herald Examiner building is consistent with that of the museum's collection, and would provide the appropriate home for MODAC.

Kind regards,
Patricia Moritz
Patricia Moritz Design

ENVIRONMENTAL REVIEW COMMENT FORM
HERALD EXAMINER PROJECT
ENV-2005-4654-EIR

This form is provided for your convenience in providing comment regarding potential impacts you believe may result from the proposed Herald Examiner project. Your comments will be considered by the City of Los Angeles in determining the issues to be addressed in the Environmental Impact Report (EIR) that will be prepared on this project. The comment form may be left in the designated box prior to leaving this meeting or may be submitted to:

To Jimmy Liao
EIR Unit Head, City Planning
City of Los Angeles
200 N. Spring Street, Room 763
Los Angeles, CA 90012
Fax: 213-978-1343
Email: jliao@planning.lacity.org

VIA FAX AND
E-MAIL
ATTACHMENT + MAIL
9-9-05

All comments should be submitted no later than September 17, 2005. For your convenience, this form has been pre-addressed on the back such that it may be folded and mailed.

Name: FRANK P. ANGEL, Attorney - at-law
Address: 3250 Ocean Park Blvd., Suite 300
Santa Monica, CA 90405-3219

Comments:

Dear Mr. Liao: As we discussed at the Central Library on 9-8-05 on behalf of the Museum of Fashion Designers and Creators (MODAC), a key stakeholder in this case I request a thorough assessment of the project's general plan inconsistencies including review of the proposed uses under the Downtown Strategic Plan, which reserves the Herald Examiner building for "renovation into a Museum of Fashion ..." (See p. 64.) I also request a thorough assessment of the building's historic significance, and a project alternative consistent with renovation of the Herald Examiner Building into the Museum of Fashion. As you may be aware, MODAC's efforts to find a permanent home for its valuable collections are strongly supported by the city council and the CRA.

Regards,

Frank Angel



Metro

Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952213.922.2000 Tel
metro.net

December 1, 2005

Jimmy Liao
City Planner
EIR Section, Dept of City Planning
City of Los Angeles
200 N. Spring Street, Room 750
Los Angeles, CA 90012

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CITY OF LOS ANGELES

DEC 05 2005

ENVIRONMENTAL
UNIT

Dear Mr. Liao:

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for The Herald Examiner Project. This letter conveys recommendations from the Los Angeles County Metropolitan Transportation Authority (Metro) concerning issues that are germane to our agency's statutory responsibilities in relation to the proposed project.

A Traffic Impact Analysis (TIA), with both highway and freeway, and transit components, is required under the State of California Congestion Management Program (CMP) statute. The CMP TIA Guidelines are published in the "2004 Congestion Management Program for Los Angeles County", Appendix B. The geographic area examined in the TIA must include the following, at a minimum:

1. All CMP arterial monitoring intersections, including monitored freeway on/off-ramp intersections, where the proposed project will add 50 or more trips during either the a.m. or p.m. weekday peak hour (of adjacent street traffic); and
2. Mainline freeway-monitoring locations where the project will add 150 or more trips, in either direction, during either the a.m. or p.m. weekday peak hour.

Among the required steps for the analysis of development-related impacts to transit are:

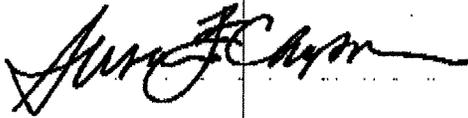
1. Evidence that in addition to Metro, all affected municipal transit operators received the NOP for the Draft EIR;
2. A summary of all the existing transit services in the area;
3. Estimated project trip generation and mode assignment for both morning and evening peak periods;
4. Documentation on the assumptions/analyses used to determine the number of percentage of trips assigned to transit;

5. Information on facilities and/or programs that will be incorporated into the development plan that will encourage public transit usage and transportation demand management (TDM) policies and programs; and
6. An analysis of the expected project impacts on current and future transit services along with proposed project mitigation.

Metro looks forward to reviewing the Draft EIR. If you have any questions regarding this response, contact me at 213-922-6908 or by email at chapmans@metro.net. Please send the Draft EIR to the following address:

Metro CEQA Review Coordination
One Gateway Plaza MS 99-23-2
Los Angeles, CA 90012-2952
Attn: Susan Chapman

Sincerely,



Susan F. Chapman
Program Manager, Long Range Planning

127 EAST NINTH STREET SUITE 801 LOS ANGELES CA 90015 213 427.6671 FAX 213 627.1187



RECEIVED
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JAN 03 2005
ENVIRONMENTAL
UNIT

Jimmy C. Liao, City Planner/Project Coordinator
Environmental Review Section
Department of City Planning
200 No. Spring Street, Room 750
Los Angeles, CA 90012

re: Museum of Fashion Designers and Creators (MODAC)

By Fax/One Page/213-978-1343

Dear Mr. Liao:

We are the owners of The New Mart, a pillar of the fashion community in downtown Los Angeles. We were appalled to learn that longstanding plans to house MODAC in the Herald Examiner Building might be rescinded.

Almost fifteen years ago, our city fathers, including our esteemed Mayor Tom Bradley, displayed their understanding of the importance of the Los Angeles fashion industry. We are responsible for a great deal of the consistent employment of individuals from all economic backgrounds; our designers consistently place themselves on the world map as being innovative and original; our showrooms and manufacturers draw buyers from all corners of the globe.

MODAC was created by a group of concerned volunteers to memorialize the history of our industry in Los Angeles, a history that should not be lost. For the city to turn their backs on us at this juncture is ill-advised. And therefore we join our voices with many others to implore you to allow MODAC to retain its rightful place in the Herald Examiner Building.

Sincerely,

Ethan Eller
Manager

EEE/rke

cc: Irene Kasmer, MODAC

PUBLIC SCOPING MEETING

HERALD EXAMINER PROJECT ENVIRONMENTAL IMPACT REPORT

September 8, 2005
6:00 to 8:00 p.m.
Los Angeles Central Library
Conference Room A

City of Los Angeles
Department of City Planning

WHAT IS THE PURPOSE OF THIS MEETING?

The City of Los Angeles Department of City Planning has received an application requesting discretionary and administrative approvals to allow the rehabilitation of the Herald Examiner Building, located at 1111 Broadway in downtown Los Angeles, and development of two new buildings on adjacent and nearby parcels owned by the applicant. Additional information on the proposed project is attached.

The City of Los Angeles is being asked to approve the proposed project and is responsible for conducting environmental review of the project in conformance with the California Environmental Quality Act.

After completing an Initial Study to assess the potential environmental effects of this proposed project the City has determined that an EIR should be prepared assessing the following topics:

- Aesthetics
- Air Quality
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

The City issued the attached Notice of Preparation of this EIR and is holding this public scoping meeting to provide information on the project and solicit comments concerning the potential environmental effects of this proposed project.

Comments submitted at this meeting, or submitted in writing to the Department of City Planning by September 16, 2005, will be considered in determining the topics to be studied in the EIR the City will be preparing.

HOW CAN I PROVIDE COMMENTS?

After you have reviewed the information available about the project at this meeting, you can provide your comments and recommendations on potential environmental effects of this project for the City to study in the EIR. You can provide your comments on the comment forms available at this meeting. The comment form may be submitted this evening or mailed or faxed to the City of Los Angeles Planning Department. A tape recorder is also provided to allow you to record comments.

WHO CAN I CONTACT FOR MORE INFORMATION?

If you have any comments or questions regarding the environmental review of this proposed project, please contact Jimmy C. Liao, City Planner, at (213) 978-1331 or by email at jliao@planning.lacity.org

Thank you for your participation in the City's environmental review of this project.

PROJECT DESCRIPTION, HERALD EXAMINER PROJECT

The Herald Examiner Project (“the project”) involves redevelopment at three sites located in the Central Business District of the City of Los Angeles (“downtown Los Angeles”). The three sites are identified as the Broadway Site, the Hill Street Site, and the 12th Street Site. The intent of the project is to create mixed-use development by rehabilitating the historic Herald Examiner Building at the Broadway Site and constructing new buildings on the Hill Street and 12th Street Sites that support the cost and use of the historic rehabilitation of the Herald Examiner building.

PROJECT LOCATION AND SETTING

Project Context

The three project sites are owned by the Hearst Corporation and make up the property that is being considered as the project for the purposes of the environmental review. The project sites are located approximately one-half mile north of the Santa Monica Freeway (I-10) and three-fourths of a mile east of the Harbor Freeway (I-110), as shown in **Figure 1, Project Location Map**. The project sites are located in the South Park neighborhood of downtown Los Angeles, as shown in **Figure 2, Context Map**. South Park is home to the Los Angeles Convention Center and Staples Center and is currently undergoing a transformation with a number of new construction and adaptive reuse projects underway in the project vicinity.

The Broadway Site

The Broadway Site is located at 1111 Broadway and is bounded by 11th Street on the north, Broadway on the east, another building (part of what is commonly known as the Transamerica Center) on the south and the Hill Street Site on the west, as shown in **Figure 3, Existing Conditions – Broadway Site and Hill Street Site**. This 41,860-square-foot site contains the Herald Examiner Building, which was designed by Julia Morgan in 1913 for the Hearst Corporation to house the Los Angeles Herald Examiner operation. Completed in 1915, the Herald Examiner Building remained the offices of the Herald Examiner newspaper until it closed in 1989. In 1977 the Herald Examiner Building was designated a Historic-Cultural Monument of the City of Los Angeles; in 1992 it was determined to be eligible for the National Register of Historic Places and was listed on the California Register of Historic Places.

The Hill Street Site

The Hill Street Site is located at 1108 South Hill Street. The 46,220-square-foot site is bounded by 11th Street on the north, the Broadway Site on the east, another building (part of what is commonly known as the Transamerica Center) on the south, and Hill Street on the west. The Hill Street Site contains the industrial press building, built adjacent to the Herald Examiner Building in 1948 to house large printing presses. Other than use as an occasional film location, the building has remained vacant for the past 16 years.

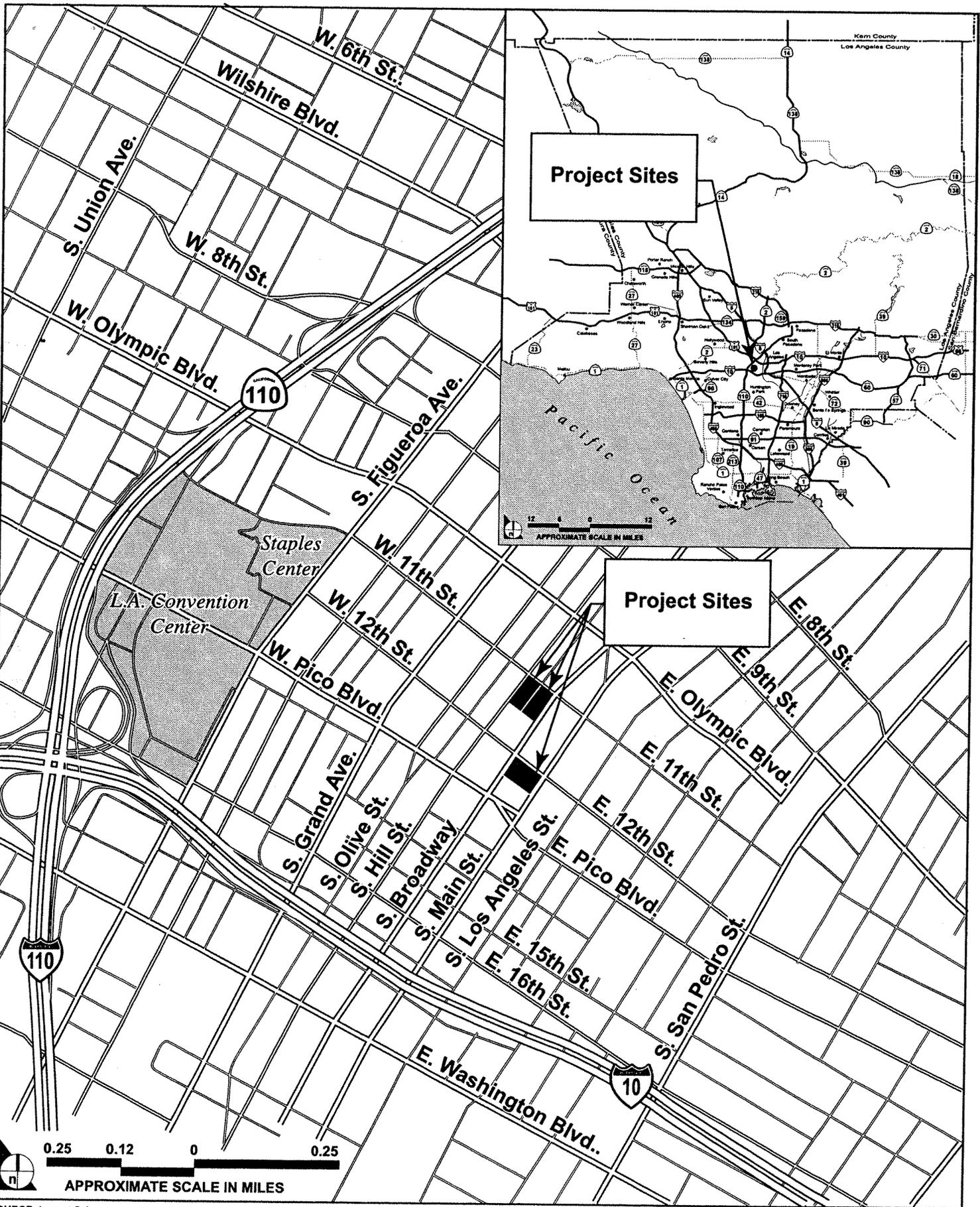
The 12th Street Site

The 12th Street Site consists of a 47,916-square-foot surface parking lot. The site is bounded by 12th Street on the north, Main Street on the east, other properties on the south, and Broadway on the west, as shown in **Figure 4, Existing Conditions – 12th Street Site**.

Surrounding Land Uses

The project sites are adjacent to the high-rise office complex commonly known as the Transamerica Center, which consists of the SBC Tower, Transamerica Center 2, and Transamerica Center 3. The 32-story, 452-foot SBC Tower and the 10-story Transamerica Center 2 building front West 12th Street between Olive Street and Hill Street. The 10-story Transamerica Center 3 building fronts West 12th Street on the same block and is directly south of the Broadway Site and Hill Street Site.

Other land uses in the immediate vicinity include retail stores, wholesale outlets, parking structures, and surface parking lots. Other prominent land uses within the South Park neighborhood area include the Los Angeles Convention Center, Staples Center, the Fashion Institute of Design and Merchandising (FIDM), and the California Hospital Medical Center.



SOURCE: Impact Sciences, Inc. - May 2005

FIGURE 1

Project Location Map



Legend

-  Broadway Site
-  Hill Street Site
-  12th Street Site

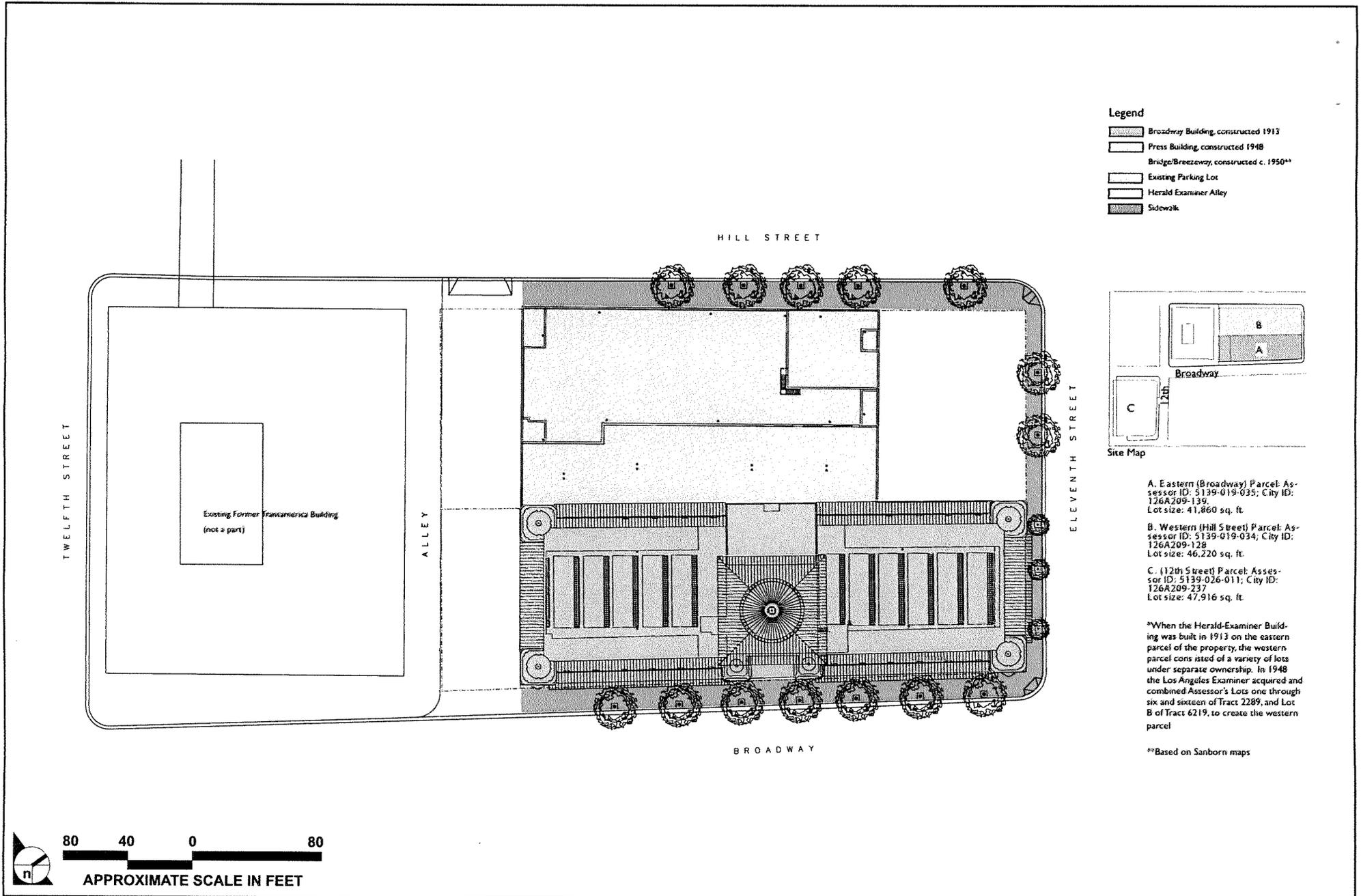


NOT TO SCALE

SOURCE: Levin Associates, Morphosis – 2005

FIGURE 2

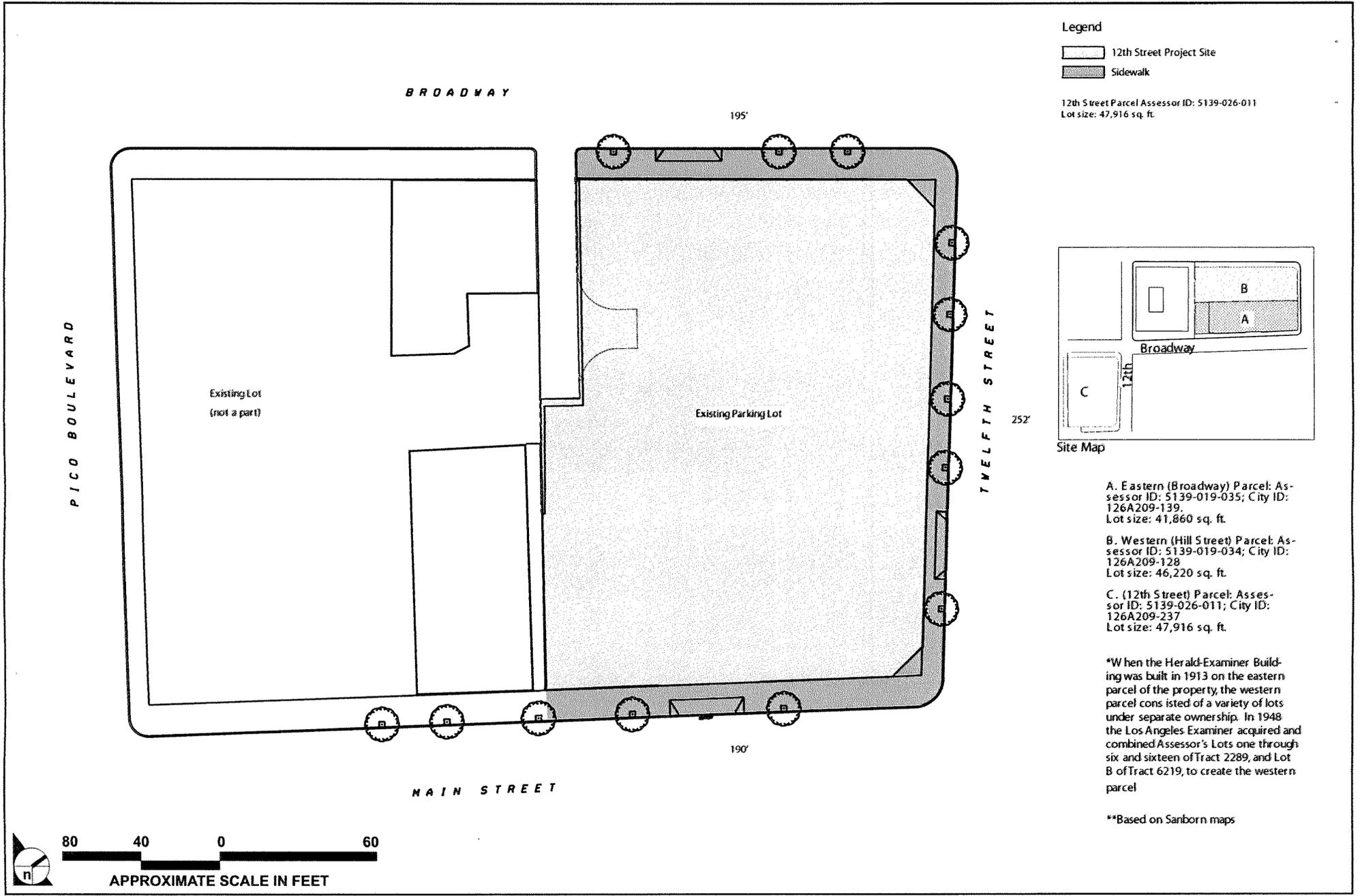
Context Map



SOURCE: Levin Associates, Morphosis – June 2005

FIGURE 3

Existing Conditions – Broadway Site and Hill Street Site



SOURCE: Levin Associates, Morphosis – June 2005

FIGURE 4

Existing Conditions – 12th Street Site

PROJECT DESIGN

The Herald Examiner Building

As part of the project, the Herald Examiner Building on the Broadway Site would be rehabilitated for new retail, office, and residential uses. Designed by Brenda Levin of Levin & Associates, with the goal of complying with the Secretary of Interior Standards for Historic Preservation, the rehabilitation would restore the grandeur of Julia Morgan's original design. The building would feature approximately 23,650 square feet of retail space on the ground floor facing Broadway and 11th Street. The upper levels would feature approximately 32,670 square feet of office space. The building would also feature 24 residential units along the western side of the building. Vehicular access would be via a driveway on the south side of the building. Parking for the Herald Examiner Building would be located in the upper parking levels of the underground garage to be constructed under the adjacent Hill Street Site.

The Hill Street Site

The existing industrial press building on the Hill Street Site would be replaced with a new 23-story, mixed-use building designed by Thom Mayne of Morphosis, as shown in **Figure 5, Site Plan of Herald Examiner Building and Proposed Hill Street Building**, and **Figure 6, Section through Herald Examiner Building and Proposed Hill Street Building**. The new building would contain 235 condominium units and approximately 5,900 square feet of retail space on the ground floor. The ground level would also feature a garden court and a commercial plaza that would create functional open space for patrons and residents of the new building and a connection to the adjacent Herald Examiner Building. Four subterranean parking levels would contain approximately 422 parking spaces that would serve the new Hill Street building and the adjacent Herald Examiner Building. On-site recreational amenities would include a health club and pool, private balconies, roof deck, and plaza over the eastern portion of the site. Vehicular access would be provided from a driveway located along the south side of the site.

The 12th Street Site

The 12th Street Site would be developed with a 37-story building designed by Thom Mayne of Morphosis that would contain 330 condominium units, as shown in **Figure 7, Site Plan of Proposed 12th Street Building** and **Figure 8, Section through Proposed 12th Street Building**. The ground floor would feature approximately 8,050 square feet of retail space. The building would also contain approximately 550 parking spaces in two subterranean and four above-grade parking levels. On-site recreational amenities would include a health club and pool, private balconies, roof deck, and plaza over the parking levels.

Access to the retail parking would be provided from 12th Street. Access to the residential parking would be provided from a driveway at the south end of the site.

Summary of Proposed Development

Overall, the Herald Examiner Project would provide 589 new residential units in downtown Los Angeles, 37,600 square feet of retail use, 32,670 square feet of office space, and a total of 972 parking stalls. All three proposed structures would occupy a total of 815,000 square feet of floor area, with a floor area ratio (FAR) averaging 6:1.

Summary of Proposed Development				
	Herald Examiner	Hill Street	12 th Street	Total
Units	24	235	330	589
Retail (sf)	23,650	5,900	8,050	37,600
Office (sf)	32,670	--	--	32,670
Parking Stalls	--	422	550	972
Floor Area (sf)	92,000	327,000	396,000	815,000
Lot Size (sf)	41,860	46,220	47,916	135,996
FAR	2.2:1	7.1:1	8.3:1	6:1

PROJECT CONSTRUCTION

The Herald Examiner Building

Rehabilitation of the Herald Examiner Building is expected to begin in 2006 and be complete in 2007. Tenant improvements would be made during the second half of 2007 with occupancy targeted for early 2008.

The Hill Street Site

The demolition of the existing building on the Hill Street Site is planned for early 2007. Excavation and shoring for the new building as well as construction of the parking levels would occur during 2007. The construction of the upper levels would occur during 2008. Occupancy is targeted for early 2009.

The 12th Street Site

Site clearing and excavation of the 12th Street Site are scheduled for the beginning of 2008. Occupancy is targeted for 2010.

PROJECT ACTIONS

The Los Angeles Department of City Planning is acting as Lead Agency as defined by CEQA for environmental review of this project. The applicant is seeking action by the City of Los Angeles on a number of land use entitlements. The actions being sought include, but are not limited to, the following:

The Herald Examiner Building

- Cultural Heritage Review;
- Lot-tie or off-site parking approval for parking spaces provided on the adjoining Hill Street Site;
- Vesting tract map for condominium subdivision purposes; and
- All other building and construction related permits granted under the authority of the Department of Building and Safety.

The Hill Street Site

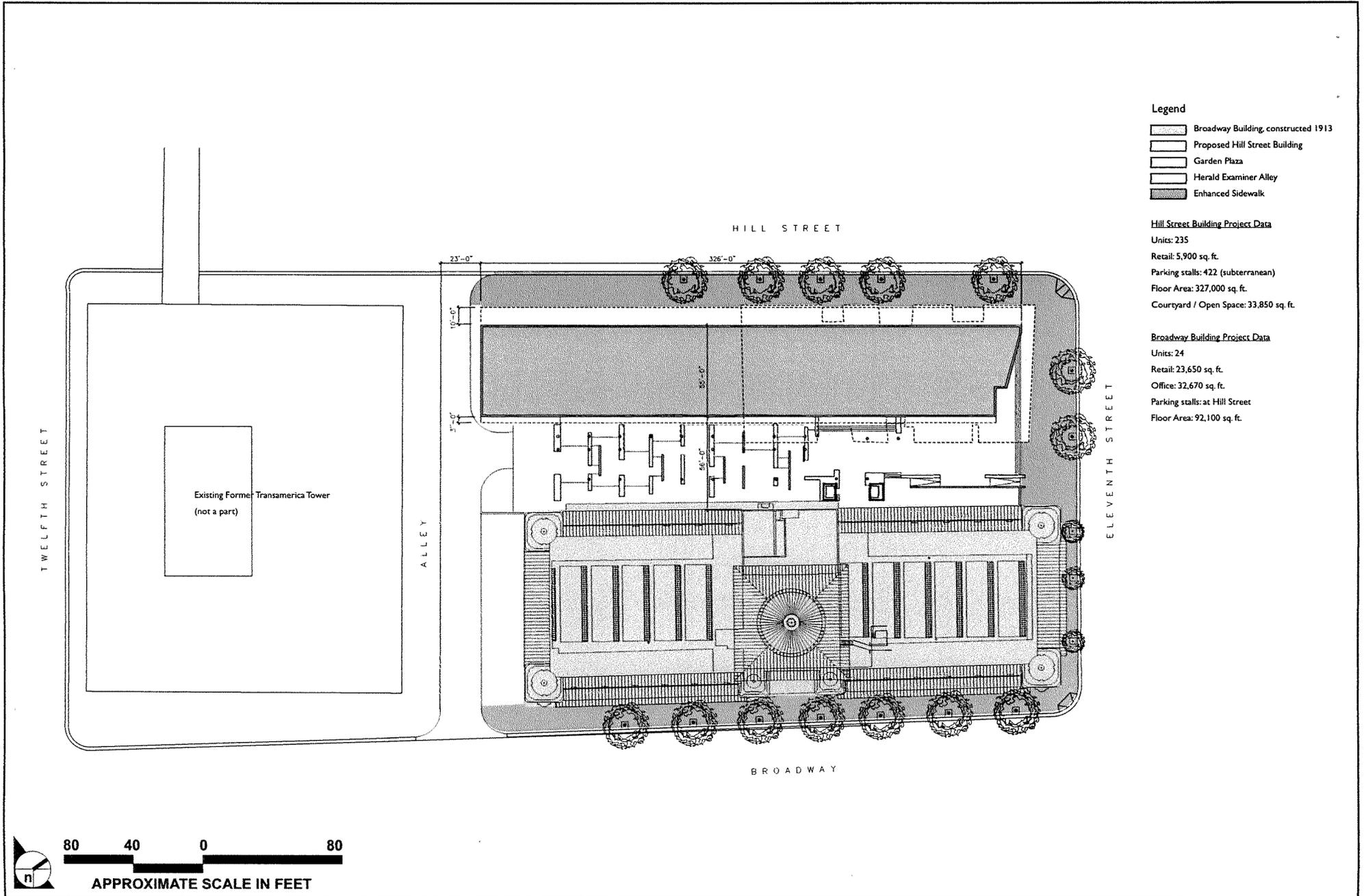
- FAR Averaging Conditional Use Permit to share excess floor area with Herald Examiner Building;
- Variance from residential density limitation;¹
- Vesting tract map for condominium subdivision purposes; and
- All other building, and construction related permits granted under the authority of the Department of Building and Safety.

The 12th Street Site

- FAR Averaging Conditional Use Permit to share excess floor area with Herald Examiner Building;
- Variance from the FAR Averaging CUP definition of Contiguous;
- Variance from residential density limitation;²
- Vesting tract map for condominium subdivision purposes;
- Vacation of Right-of-Way for the alley; and
- All other building and construction related permits granted under the authority of the Department of Building and Safety.

¹ May not be necessary if proposed City ordinance is adopted.

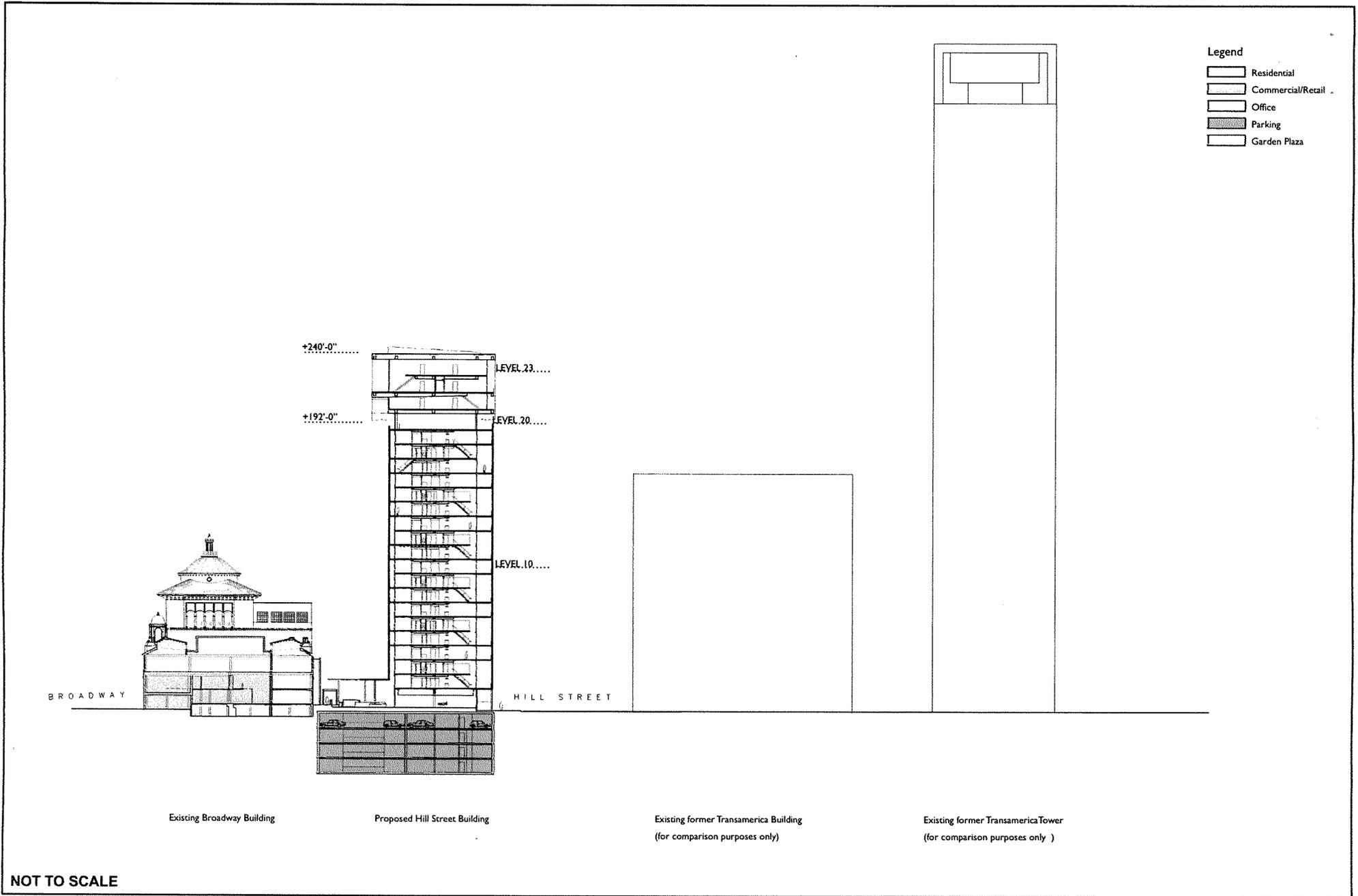
² Ibid.



SOURCE: Levin Associates, Morphosis – August 2005

FIGURE 5

Site Plan of Herald Examiner Building and Proposed Hill Street Building

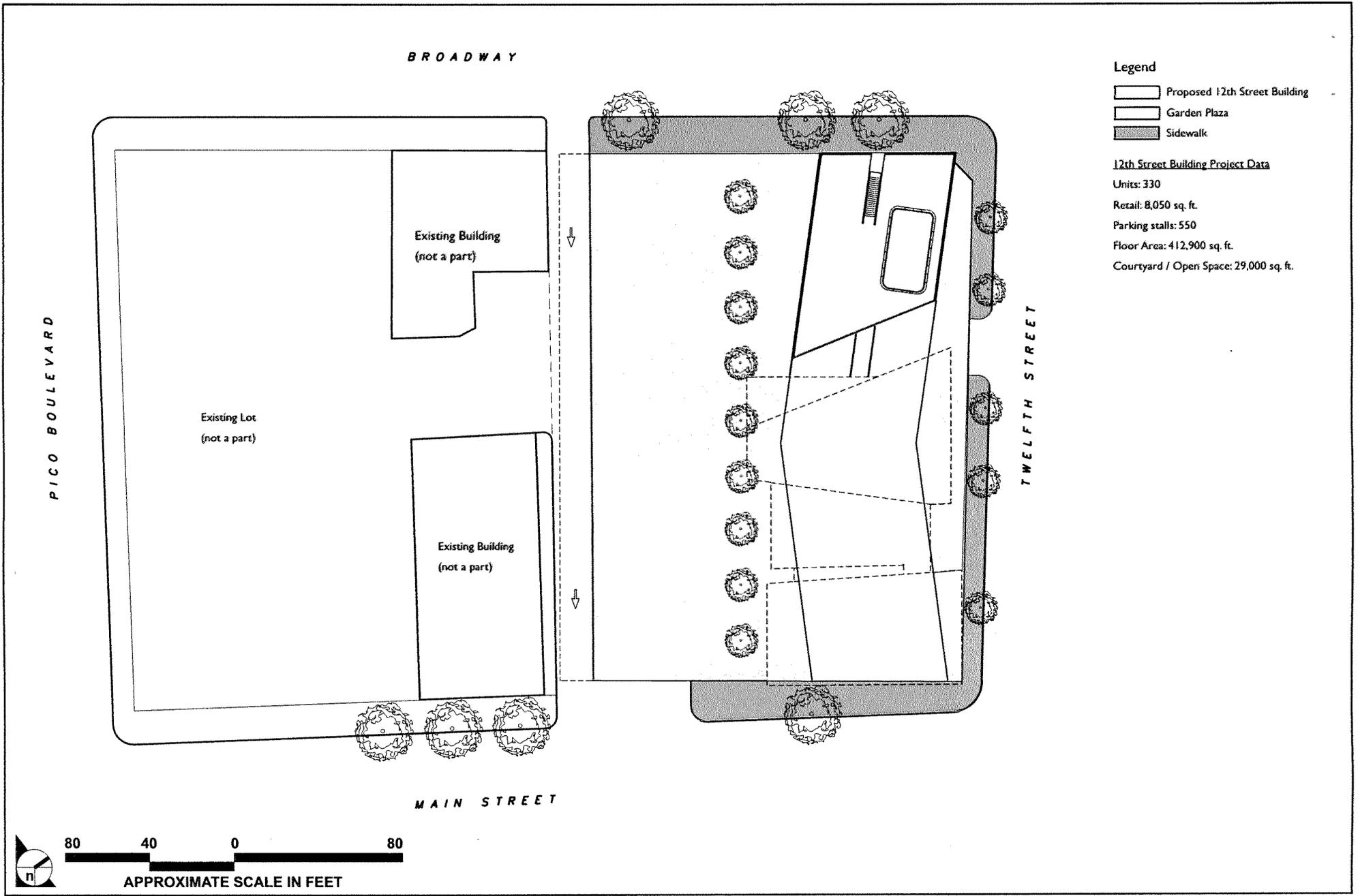


NOT TO SCALE

SOURCE: Levin Associates, Morphosis – August 2005

FIGURE 6

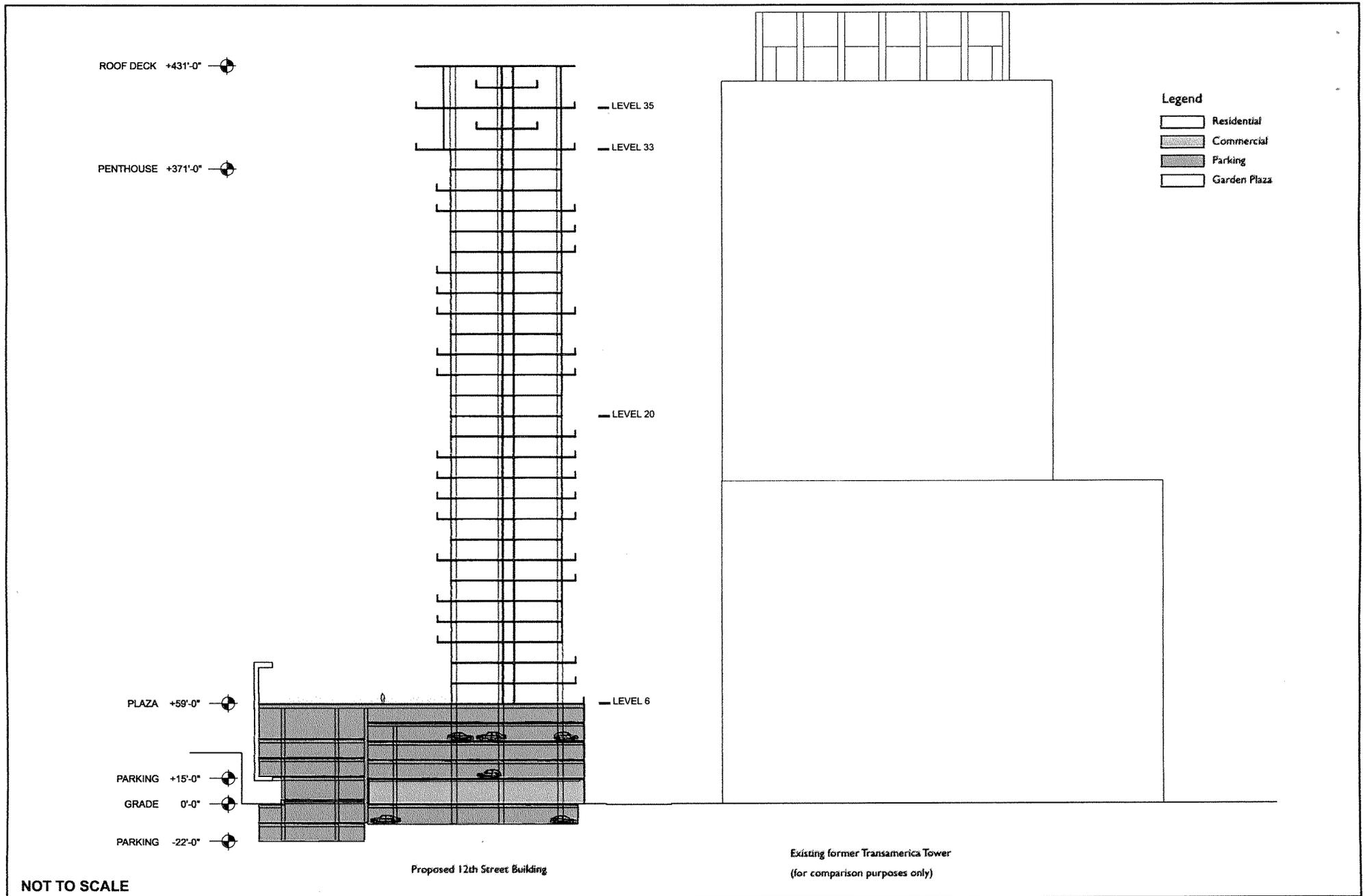
Section through Herald Examiner Building and Proposed Hill Street Building



SOURCE: Levin Associates, Morphosis – June 2005

FIGURE 7

Site Plan of Proposed 12th Street Building



SOURCE: Levin Associates, Morphosis – June 2005

FIGURE 8

Section through Proposed 12th Street Building

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION

MABEL CHANG
PRESIDENT
DAVID L. BURG
VICE-PRESIDENT
JOY ATKINSON
ERNESTO CARDENAS
SUSAN CLINE
MARY GEORGE
MICHAEL MAHDESIAN
BRADLEY MINDLIN
THOMAS E. SCHIFF
GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

CON HOWE
DIRECTOR
(213) 978-1271
GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272
ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274
FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.lacity.org/PLN

August 17, 2005

NOTICE OF PREPARATION AND PUBLIC SCOPING MEETING
ENVIRONMENTAL IMPACT REPORT

EA# NO.: ENV-2005-4654 EIR

PROJECT NAME: The Herald Examiner Project

PROJECT ADDRESS: 1111 S. Broadway; 1108 S. Hill St.; 120 W. 12th St.

COMMUNITY PLAN AREA: Central City

COUNCIL DISTRICT: 9

COMMENTS DUE DATE: September 16, 2005

PROJECT DESCRIPTION: Cultural Heritage Review, Vesting Tentative Tract Maps, FAR Averaging Conditional Use Permit, Zoning Variances (density), and other applicable administrative and discretionary permits such as haul route, demolition, grading, and building permits to enable the rehabilitation of the Herald Examiner Building and construction of two new mixed-use buildings in downtown Los Angeles. The Herald Examiner Building (111 S. Broadway) would be rehabilitated to include 23,650 square feet of retail space, 32,670 square feet of office space and 24 residential units. A 23-story building is proposed at 1108 S Hill Street that would feature 5,900 square feet of retail space, 235 condominium units, and 422 parking spaces. A 37-story building is proposed at 120 W 12th Street that would feature 8,050 square feet of retail space, 330 condominium units, and 550 parking spaces.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Public Utilities, Recreation/Parks and Transportation/Traffic.



AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER



The enclosed materials reflect the scope of the proposed project, which is located in an area of interest to you and/or the organization you represent. An Environmental Impact Report (EIR) will be prepared and the Environmental Review Section welcomes all comments regarding potential environmental impacts of the proposed Project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **September 16, 2005**.

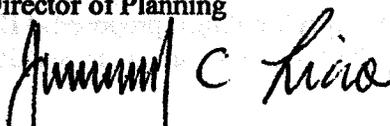
PUBLIC SCOPING MEETING LOCATION, DATE AND TIME: The public scoping meeting will be held on **Thursday, September 8, 2005, from 6:00 p.m. to 8:00 p.m.** in the **Central Library**. The scoping meeting will provide information regarding the proposed Project's environmental implications and the scope of analysis to be contained in the EIR. The City Planning Department encourages all interested individuals and organizations to attend this meeting.

Date: September 8, 2005 , Thursday
Time: 6:00 p.m. to 8:00 p.m.
Location: Central Library, Conference Room A
630 W. Fifth Street, Los Angeles, CA 90071
(213) 228-7000

Please direct your responses to:

Jimmy C. Liao, City Planner/Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
(213) 978-1343 (fax)
jliao@planning.lacity.org (e-mail)

Con Howe
Director of Planning


Jimmy C. Liao
City Planner, EIR Unit
Division of Land/Environmental Review Section

Enclosures

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION

MABEL CHANG
PRESIDENT
DAVID L. BURG
VICE-PRESIDENT
JOY ATKINSON
ERNESTO CARDENAS
SUSAN CLINE
MARY GEORGE
MICHAEL MAHDESIAN
BRADLEY MINDLIN
THOMAS E. SCHIFF
GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
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EXECUTIVE OFFICES

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DEPUTY DIRECTOR
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ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.lacity.org/PLN

November 15, 2005

REVISED NOTICE OF PREPARATION (NOP)
ENVIRONMENTAL IMPACT REPORT

EAF NO.: ENV-2005-4654 EIR **SCH #:** 2005081146
PROJECT NAME: The Herald Examiner Project
PROJECT ADDRESS: 1111 S. Broadway; 1108 S. Hill St.; 120 W. 12th St.
COMMUNITY PLAN AREA: Central City
COUNCIL DISTRICT: 9
COMMENTS DUE DATE: December 15, 2005

The proposed project has been revised since the NOP dated August 17, 2005.

REVISED PROJECT DESCRIPTION: Cultural Heritage Review, Vesting Tentative Tract Maps, FAR Averaging Conditional Use Permit, Zoning Variances (density), and other applicable administrative and discretionary permits such as haul route, demolition, grading, and building permits to enable the rehabilitation of the Herald Examiner Building and construction of two new mixed-use buildings in downtown Los Angeles. The Herald Examiner Building (1111 S. Broadway) would be rehabilitated to include ~~23,650~~ 29,000 square feet of retail space, and ~~32,670~~ 39,725 square feet of office space and ~~24 residential units~~. A 23-story building is proposed at 1108 S Hill Street that would feature ~~5,900~~ 2,560 square feet of retail space, ~~235~~ 256 condominium units, and 422 parking spaces. A 37-story building is proposed at 120 W 12th Street that would feature 8,050 square feet of retail space, ~~330~~ 319 condominium units, and ~~550~~ 479 parking spaces.

The table next page identifies the changes made to the project. The overall size of the Herald Examiner and 12th Street buildings would not change as a result of the revisions. The decrease in total floor area within the existing Herald Examiner building is due to the elimination of a mezzanine level that had been proposed to accommodate some of the residential units. With the elimination of the residential units altogether, this mezzanine is no longer necessary. The mezzanine was not an original feature of the building; without it the Herald Examiner building will more closely resemble its historic design.



The size of the Hill Street Building would increase slightly; the building height is now proposed to be 280 feet, instead of 240 feet. The decrease in total floor area within the 12th Street Site is caused by a decrease in residential units and a corresponding decrease in the number of parking spaces.

Revisions Made to the Herald Examiner Project Since August 17, 2005

	Original Proposal	Revised Proposal	Net Change
Herald Examiner Building			
Residential Units	24 dus	0 dus	-24 dus
Retail	23,650 sq. ft.	29,000 sq. ft.	+5,350 sq. ft.
Office	32,670 sq. ft.	39,725 sq. ft.	+7,055 sq. ft.
Parking Stalls	0	0	0
Total building Floor Area	92,000 sq. ft.	90,500 sq. ft.	-1,500 sq. ft.
Hill Street Building			
Residential Units	235 dus	256 dus	+21 dus
Retail	5,900 sq. ft.	2,560 sq. ft.	-3,340 sq. ft.
Parking Stalls	422	422	0
Building Height	240 ft.	280 ft.	+40 ft.
Total building Floor Area	327,000 sq. ft.	327,000 sq. ft.	0 sq. ft.
12th Street Site			
Residential Units	330 dus	319 dus	-11 dus
Retail	8,050 sq. ft.	8,050 sq. ft.	0
Parking Stalls	550	479	-71
Total building Floor Area	396,000 sq. ft.	370,605 sq. ft.	-25,395 sq. ft.

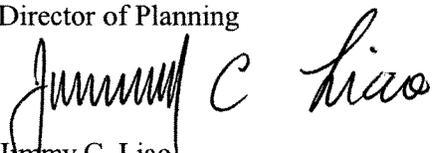
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Public Utilities, Recreation/Parks and Transportation/Traffic.

The enclosed materials reflect the scope of the proposed project, which is located in an area of interest to you and/or the organization you represent. An Environmental Impact Report (EIR) will be prepared and the Environmental Review Section welcomes all comments regarding potential environmental impacts of the proposed revisions to the Project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **December 15, 2005**.

Please direct your responses to:

Jimmy C. Liao, City Planner/Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
(213) 978-1343 (fax)
jliao@planning.lacity.org (e-mail)

Mark Winogrand, FAICP
Director of Planning

A handwritten signature in black ink that reads "Jimmy C. Liao". The signature is written in a cursive style with a large, stylized "J" and "L".

Jimmy C. Liao
City Planner, EIR Unit
Division of Land/Environmental Review Section

Enclosures