



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

August 24, 2018

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2017-625-EIR
<b>PROJECT NAME:</b>	2159 Bay Street Project
<b>PROJECT APPLICANT:</b>	Sacramento Street Property LP
<b>PROJECT ADDRESS:</b>	2136–2148 and 2159 E. Bay Street, and 2145–2161 E. Sacramento Street, Los Angeles, CA 90021
<b>COMMUNITY PLAN AREA:</b>	Central City North
<b>COUNCIL DISTRICT:</b>	14—José Huizar
<b>PUBLIC COMMENT PERIOD:</b>	August 24, 2018–September 24, 2018

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 2159 Bay Street Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

## PROJECT LOCATION AND EXISTING ON-SITE USES:

The Project Site is located at 2136–2148 and 2159 E. Bay Street, and 2145–2161 E. Sacramento Street, at the eastern termini of Bay Street and Sacramento Street, in the Central City North Community Plan Area of the City of Los Angeles, approximately 14 miles east of the Pacific Ocean. The Project Site is currently developed with three existing buildings which include 39,328 square feet of office and industrial uses. (See attached Project Location Map.)

## PROJECT DESCRIPTION:

The Project includes the development of a three-building creative office campus that would be comprised of an eight-story commercial high-rise building with up to two levels of subterranean parking, and two two-story commercial buildings. The Project would specifically include approximately 202,954 square feet of creative office space, 16,000 square feet of retail and restaurant space, and 3,235 square feet of event and meeting space. The Project would provide a total of 711 vehicle parking spaces within up to two levels of subterranean parking levels and one ground floor parking level. To provide for the Project, all existing buildings and uses would be demolished, including the three existing buildings which include 39,328 square feet of office and industrial uses.

The Project would create a pedestrian environment along Bay Street and Sacramento Street, an area that currently lacks pedestrian infrastructure, by constructing new sidewalks, street trees, ground floor commercial space with storefront glazing, and a lobby entrance for the office/creative office tenants along a pedestrian paseo. Vehicular access to the Project would be provided from driveways located on Bay Street and Sacramento Street, and a lay-by for passenger drop-off and pick-up on Bay Street. Levels 2 through 8 of the high-rise building would include outdoor terraces for the building's office tenants, and a pedestrian paseo would be provided on the eastern portion of the Site.

Overall, as shown in Table 1, the Project would remove approximately 39,328 square feet of existing floor area and develop approximately 222,189 square feet of floor area, resulting in a net increase of approximately 182,861 square feet of floor area. The Project would have a FAR of 3:1.

**Table 1**  
**Summary of Existing, Proposed Demolition, and Proposed New Floor Areas**

Land Use	Existing	Proposed Demolition	Proposed Construction	Net New
Creative Office	16,000 sf	(16,000 sf)	202,954 sf	186,954 sf
Office	7,106 sf	(7,106 sf)	—	(7,106 sf)
Light Industrial	16,222 sf	(16,222 sf)	—	(16,222 sf)
Retail/Restaurant	—	—	16,000 sf	16,000 sf
Event/Meeting Space	—	—	3,235 sf	3,235 sf
<b>Total</b>	<b>39,328 sf</b>	<b>(39,328 sf)</b>	<b>222,189 sf</b>	<b>182,861 sf</b>
<i>sf = square feet</i> <i>Source: Eyestone Environmental, 2018.</i>				

#### REQUESTED ACTIONS:

1. Vesting Zone and Height District Change from M3-1-RIO to M3-2D-RIO
2. Site Plan Review for the construction of a mixed-use commercial building with 222,189 square feet of floor area
3. Zoning Administrator's Adjustment to allow use of pre-dedication lot area to calculate FAR
4. Master Conditional Use Permit to allow the sale and/or dispensing of a full line of alcoholic beverages for on- and off-site consumption for up to six establishments
5. Vesting Tentative Tract Map with one ground lot and four commercial condominium units

#### POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

Based on an Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality, Cultural Resources (historical resources, archaeological resources, and paleontological resources), Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (fire protection and police protection), Transportation/Traffic, Tribal Cultural Resources, and Utilities and Service Systems (water). In addition, in accordance with Appendix F of the CEQA Guidelines, energy conservation will be addressed in the EIR.

#### FILE REVIEW AND COMMENTS:

The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online

at <http://planning.lacity.org> by clicking on the "Environmental Review" tab, then "Notice of Preparation & Public Scoping Meetings," and then clicking on the document links below the Project title.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **Monday, September 24, 2018, no later than 4:00 P.M.** Please direct your comments to:

**Mail:** Kathleen King  
City of Los Angeles, Department of City Planning  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012

**E-Mail:** [kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)

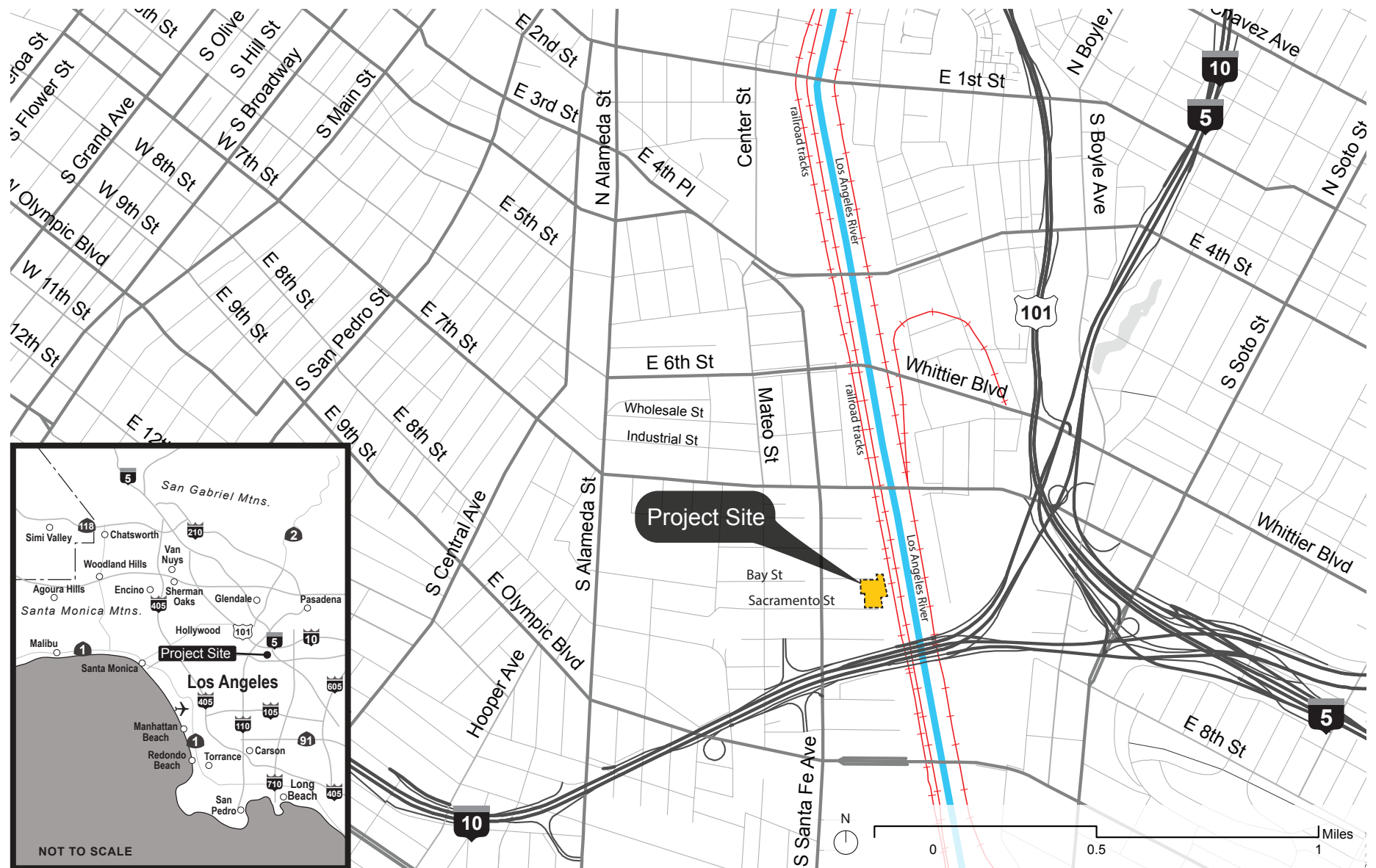
VINCENT P. BERTONI, AICP  
Director of Planning



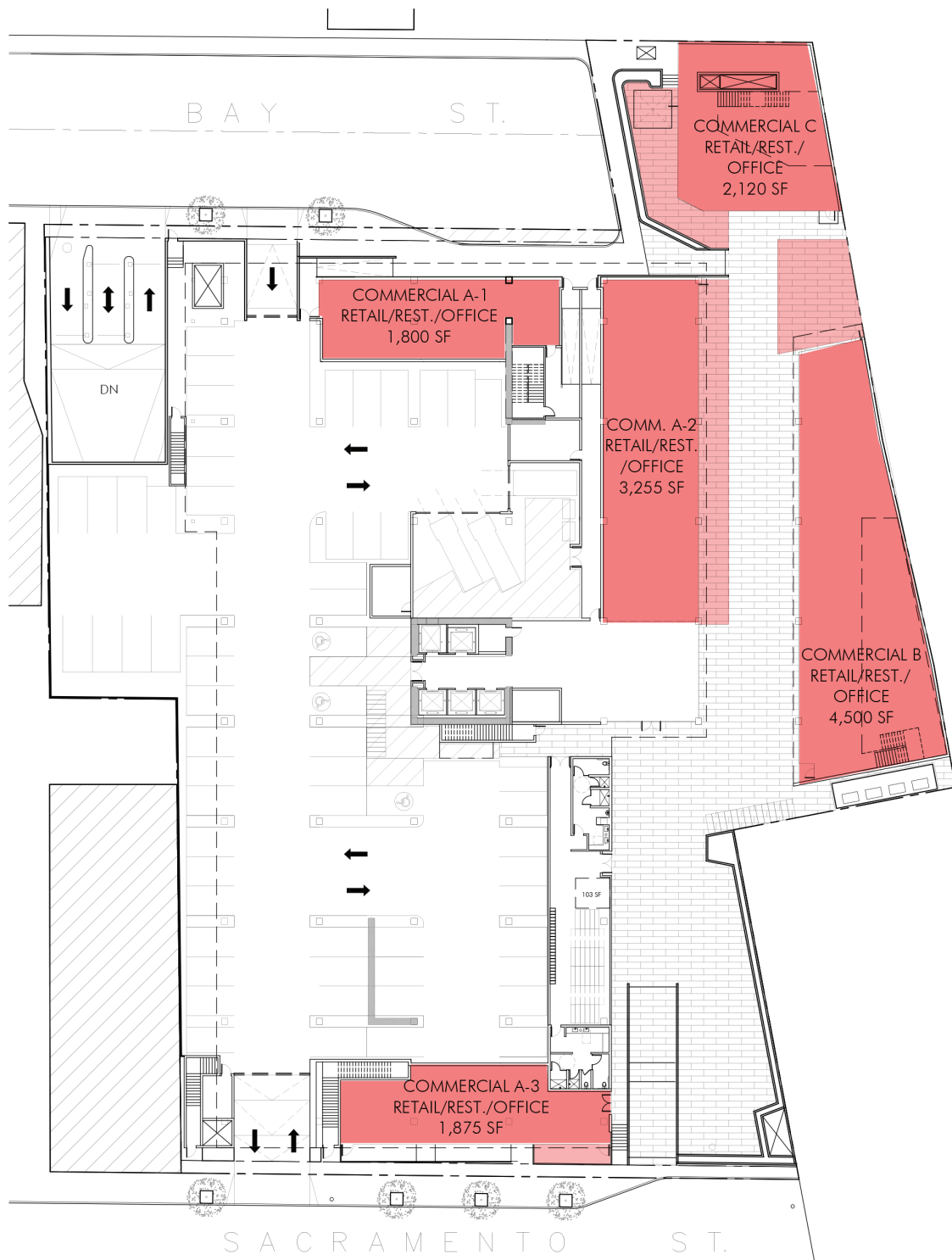
Kathleen King  
Major Projects Section  
Department of City Planning  
(213) 847-3746

**Attachments:**  
Project Site Map  
Conceptual Site Plan—Ground Level

***Puede obtener información en Español acerca de esta junta llamando al (213) 847-3641.***



Project Site Map



GROUND FLOOR PLAN

Conceptual Site Plan—Ground Level