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CITY PLANNING**

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March 31, 2017

**NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT
AND PUBLIC SCOPING MEETING**

CASE NO.: ENV-2016-4476-EIR

PROJECT NAME: Arts District Center

PROJECT APPLICANT: Arts District Development, LLC

PROJECT LOCATION/ADDRESS: 1101 E. 5th Street, 445-457 South Colyton Street, 450-456 South Seaton Street, Los Angeles 90013

COMMUNITY PLANNING AREA: Central City North

COUNCIL DISTRICT: 14, Jose Huizar

DUE DATE FOR PUBLIC COMMENTS: 4:00 pm, May 1, 2017

SCOPING MEETING: April 20, 2017 at 5:00-7:00 pm; 1129 E. 5th Street, Los Angeles, CA 90013

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides to prepare an Environmental Impact Report (EIR) for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Los Angeles' intent, as Lead Agency, to prepare an EIR for this Project, which is located in an area of interest to you and/or the organization or agency you represent. This EIR will be prepared by outside consultants and submitted to the Department of City Planning, Environmental Analysis Section, for independent review and certification.

The Department of City Planning requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document 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 our agency when considering your permit or other approval for the Project.

A Scoping Meeting will be held to receive input from the public as to what areas the EIR should study. No decisions about the Project are made at the Scoping Meeting. The project description, location, and the potential environmental effects identified thus far are set forth in this document. Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR.

The Scoping Meeting is in an open house format. THIS IS NOT THE REQUIRED PUBLIC HEARING FOR MUNICIPAL CODE ENTITLEMENT REQUESTS which will be scheduled after the completion of the EIR. The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012. A copy of the Initial Study prepared for the Project is not attached but may be viewed online at <http://planning.lacity.org> by clicking on the “Environmental Review” tab, then “Notice of Preparation & Public Scoping Meetings”.

PROJECT LOCATION: 1101 E. 5th Street, 445-457 South Colyton Street, 450-456 South Seaton Street, Los Angeles, CA 90013. The Project Site consists of six parcels.

PROJECT DESCRIPTION: The Project site is located on the north side of 5th Street between Seaton Street and Colyton Street. The 45,721 square-foot (1.05-acre) Site is currently improved with a two-story industrial structure roughly 91,000 square feet in size. Directly adjacent to all sides of the Site are similarly zoned industrial land and structures.

The area is zoned M3-1-RIO and has a General Plan Land Use designation of Heavy Manufacturing. Additional zoning information includes the Los Angeles State Enterprise Zone (ZI-2129) and various footnotes in the Central City North Community Plan related to floor area ratio and allowable uses. The Site is not located in a specific plan area, overlay zone, or methane zone.

The Project would demolish and remove all existing lot uses. The Applicant proposes a new mixed-use development consisting of 129 Live/Work condominium units, including 11% very-low income affordable housing units, a 113-room hotel, and 72,469 square feet of commercial space, to be used for art galleries, retail, restaurant, creative office and special events. The Project would be 12 stories (148 feet) in height. 539 automobile parking spaces will be provided in four of five subterranean levels. 164 long term and 48 short term bicycle parking spaces will be provided at the Site.

The Project will have a maximum Floor Area Ratio (FAR) of 8:1:1 in conformance with the Vesting Zone Change request to the C2-2 zone and with the approval of the General Plan Amendment to the “Regional Center Commercial” land use.

REQUESTED PERMITS/APPROVALS:

1. Pursuant to LAMC Section 11.5.6 & Charter Sec. 558, a General Plan Amendment (GPA) to change the Central City North Community Plan land use designation of the Project Site from Heavy Manufacturing to Regional Center Commercial;
2. Pursuant to LAMC Section 12.32Q, a Vesting Zone Change and Height District Change to change the zoning of the Project site from M3-1-RIO to C2-2-RIO;
3. Pursuant to LAMC Section 17.01 et seq., a Vesting Tentative Tract Map No. 74703 for a 12-lot subdivision for merger and re-subdivision with a request for haul route approval;
4. Pursuant to LAMC Section 16.05, Site Plan Review;
5. Pursuant to LAMC Section 12.22.A.25(g)(2), Density Bonus Compliance Review for the provision of 11% Very-Low income affordable housing units with two on-menu incentives (a 35% increase in Floor Area Ratio and a reduced side yard setback of 12 feet in lieu of 14 feet). No density bonus units are requested;
6. Pursuant to LAMC Section 12.24 W.1, Master Conditional Use Permit for on-site and off-site sales and consumption of alcohol;

7. Pursuant to LAMC Section 12.24 W.18, Conditional Use Permit for live entertainment and dancing; and
8. Any other entitlements and permits necessary to construct the Project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics; Air Quality; Cultural Resources; Geology/Soils; Greenhouse Gas Emissions; Hazards/Hazardous Materials; Hydrology/Water Quality; Land Use/Planning; Noise; Population, Housing & Employment; Public Services (Fire, Police, Schools, Recreation & Parks, Libraries); Recreation; Transportation/Traffic; and Utilities/Service Systems (Water, Wastewater, Solid Waste, Energy Demands).

PUBLIC SCOPING MEETING: A public scoping meeting in **an open house format** will be held to receive public comment regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 5:00 pm and 7:00 pm to view materials, ask questions, and provide comments. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. The location, date, and time of the public scoping meeting for this Project are as follows:

Date: April 20, 2017

Time: 5:00 pm to 7:00 pm

Arrive any time between 5:00 pm and 7:00 pm to speak one-on-one with City staff and Project consultants.

Location: 1129 E. 5th Street
Los Angeles, CA 90013

The enclosed materials reflect the scope of the project (subject to change). The Department of City Planning welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 pm, May 1, 2017.** Written comments will also be accepted at the public scoping meeting described above.

Please direct your responses to:

Mail: William Lamborn
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750, Los Angeles, CA 90012

Fax: (213) 978-1470

Email: william.lamborn@lacity.org

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The scoping meeting facility and its parking are wheelchair accessible.

Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the scoping meeting by calling Darlene Navarrete at (213) 978-1332.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.

Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a Darlene Navarrete a (213) 978-1332.

Vincent P. Bertoni, AICP
Director of City Planning

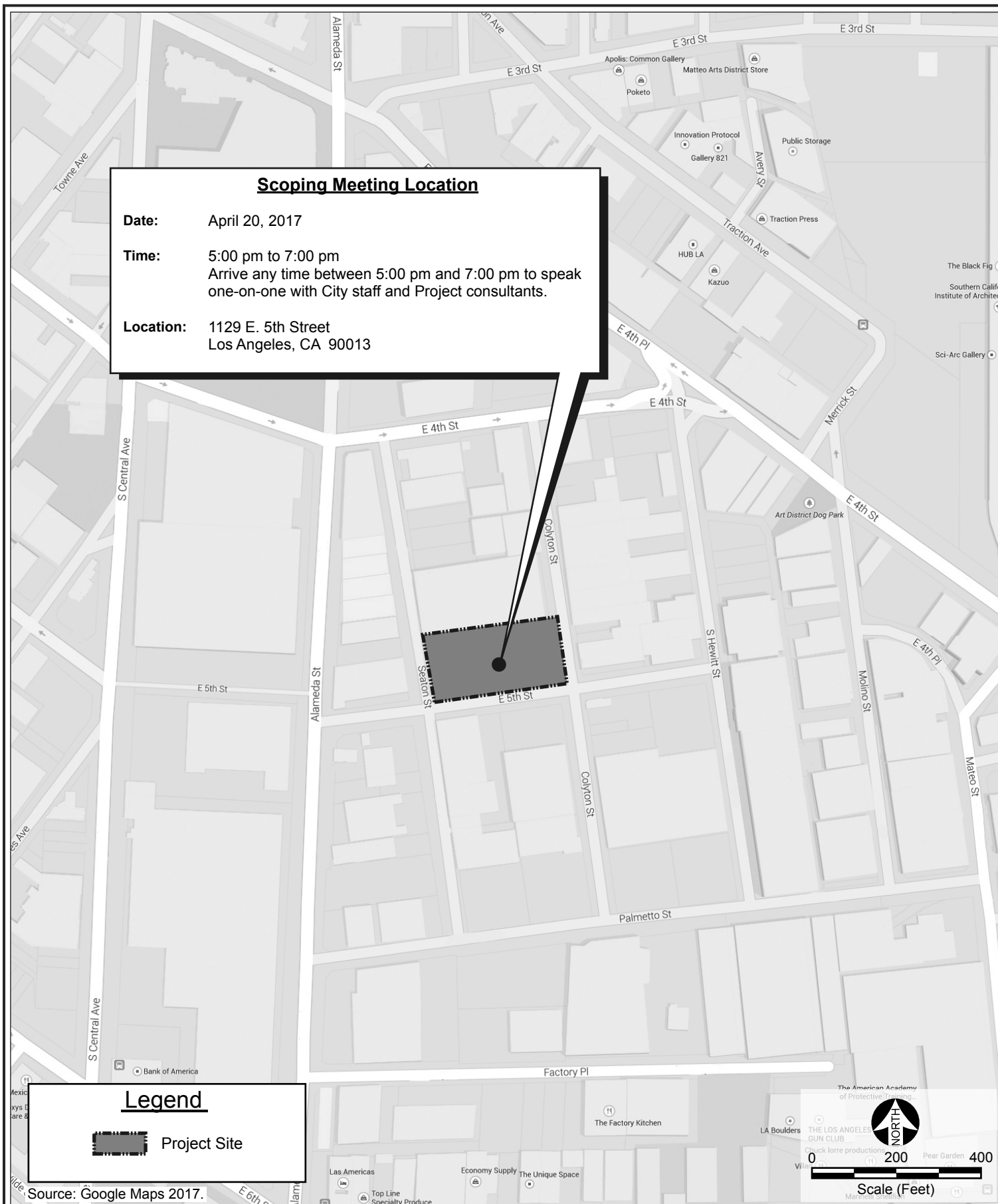


William Lamborn
Project Coordinator, Major Projects

Enclosures

Figure 1, Vicinity Map
Figure 2, Aerial Map
Figure 3, Proposed Site Plan
Figure 4, Scoping Meeting Location Map
Figure 5, 500-foot Radius Map







LEGAL: LOTS 19-24, BLK. C., F.P. HOWARD AND CO.'S SUBDIVISION, M.R. 12-42.

C.D. 14
C.T. 2060.31
P.A. CENTRAL CITY NORTH

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850

NOTICE OF PREPARATION

SITE: 1101 E. 5TH ST.
445-457 COLYTON ST.
450-456 SEATON ST.

1.05 NET AC.

CASE NO.
DATE: 11-17-2016
SCALE: 1" = 100'
USES FIELD
D.M. 127.5 A 215,
126 A 215
T.B. PAGE: 634 GRID: G-5