



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

June 04, 2024

Puede obtener información en Español acerca de esta junta llamando al (213) 847-3625.

ENVIRONMENTAL CASE NO.:	ENV-2023-2307-EIR
PROJECT NAME:	130 College Project
PROJECT APPLICANT:	S&R Partners, LLC
PROJECT ADDRESS:	110–130 West College Street, 117-119 West Bruno Street, and 943–973 North Main Street, Los Angeles, CA 90012
COMMUNITY PLAN AREA:	Central City North
COUNCIL DISTRICT:	1—Hernandez
PUBLIC COMMENT PERIOD:	June 04, 2024–July 5, 2024
PUBLIC SCOPING MEETINGS:	June 12, 2024: English; June 13, 2024: Spanish; June 18, 2024: Mandarin; June 20, 2024: Cantonese; Start time for all meetings: 5:30 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the 130 College 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 the 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.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional Project details, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES:

The Project is comprised of approximately 2.2 acres. The Project Site is bounded by West College Street to the north, North Main Street to the east, Bruno Street to the south, and North Alameda Street to the west, within the Central City North Community Plan (see attached Project Location Map). The Project Site is currently developed with a surface parking lot used for bus storage, a billboard, parking lights, a cargo storage container, electric bus chargers, and fencing. There are no existing buildings, landscaping, or trees on the Project Site.

PROJECT DESCRIPTION:

The Project proposes the removal of the existing surface parking lot, to construct a new five-story with one mezzanine parking level, 232,802-square-foot commercial development consisting of 224,597 square feet of office, 4,095 square feet of restaurants, and 4,110 square feet of retail on an approximately 2.2-acre site, resulting in a Floor Area Ratio (FAR) of 2.42:1. The Project would have a maximum height of 88 feet and includes parking in one subterranean level, one at-grade level, and one above-grade mezzanine level.

Summary of Existing and Proposed Floor Area¹

Land Use	Floor Area
Existing (All to Be Removed)	
Surface Parking Lot	0 sf
<i>Total Existing Floor Area to Be Removed</i>	<i>0 sf</i>
New Construction (per LAMC)	
General Office	224,597 sf
Restaurant	4,095 sf
Retail	4,110 sf
<i>Total New Construction</i>	<i>232,802 sf</i>
Total Floor Area Upon Completion (LAMC)	232,802 sf
New Construction (Non-LAMC)²	
Restaurant (Outdoor Seating)	1,799 sf
Total Square Footage Upon Completion (Non-LAMC)	234,601 sf
<p><i>sf = square feet</i></p> <p>¹ Square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as “[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.”</p> <p>² The Project would include approximately 1,799 square feet of outdoor uncovered dining area adjacent to the ground floor restaurant, which is not considered “Floor Area”, as defined in the LAMC, but is nevertheless counted towards the Project’s restaurant area for purposes of this environmental analysis. As such, for purposes of this environmental analysis, the Project would include 5,894 square feet of restaurant space.</p> <p>Source: Eyestone Environmental, 2024.</p>	

REQUESTED ACTIONS:

1. Pursuant to LAMC Section 11.5.6, a General Plan Amendment to amend Central City North Community Plan Footnote No. 7 to allow the FAR for commercial development at the Project Site to exceed 1.5:1;
2. Pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone and Height District Change to change the zoning for the Project Site from [Q]C2-2-RIO and [T][Q]C2-2-RIO to (T)(Q)C2-2D-RIO;
3. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the sale and dispensing of a full-line of alcohol beverages for on- and off-site consumption within up to three establishments, in connection with the proposed restaurant and retail spaces;
4. Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates, or results in an increase of, 50,000 gross square feet or more of nonresidential floor area;

5. Pursuant to LAMC Sections 17.03 and 17.15, a Vesting Tentative Tract Map for the merger and re-subdivision of 17 lots into one (1) ground lot and 16 airspace lots; and a Haul Route for 67,791 cubic yards of soil export; and
6. Other discretionary and ministerial permits that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, off-site or right-of-way encroachment permits, on-site and off-site tree removal permits, and sign permits.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

Based on the 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, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

PUBLIC SCOPING MEETING:

A Public Scoping Meeting will be held in an online virtual format to share information regarding the Project and the environmental review process. City staff, translators, environmental consultants, and Project representatives will be available during this meeting which will begin with a presentation. The City encourages all interested individuals and organizations to attend this meeting. After the Public Scoping Meeting has ended, a copy of the recorded meeting will be available on the Project website. A separate more detailed instructions page is included in this communication with details on where to access materials in Spanish, Mandarin, and Cantonese. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for LAMC entitlement requests will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meetings are as follows:

English

Date: June 12, 2024

Time: 5:30 P.M.

Virtual Location: Visit
<https://planning-lacity-org.zoom.us/j/84623923558> or by phone dial US: +1 213 338 8477 or +1 669 900 9128, and enter Webinar ID: 846 2392 3558 followed by #. If asked for Participant ID, enter #.

Spanish

Date: June 13, 2024

Time: 5:30 P.M.

Virtual Location: Visit
<https://planning-lacity-org.zoom.us/j/85059361215> or by phone dial US: +1 669 900 9128 or +1 213 338 8477, and enter Webinar ID: 850 5936 1215 followed by #. If asked for Participant ID, enter #.

Mandarin

Date: June 18, 2024

Time: 5:30 P.M.

Virtual Location: Visit
<https://planning-lacity-org.zoom.us/j/88625149073> or by phone dial US: +1 669 900 9128 or +1 213 338 8477, and enter Webinar ID: 886 2514 9073 followed by #. If asked for Participant ID, enter #.

Cantonese

Date: June 20, 2024

Time: 5:30 P.M.

Virtual Location: Visit
<https://planning-lacity-org.zoom.us/j/86249313543> or by phone dial US: +1 669 900 9128 or +1 213 338 8477, and enter Webinar ID: 862 4931 3543 followed by #. If asked for Participant ID, enter #.

FILE REVIEW AND COMMENTS:

A copy of this notice, the Initial Study prepared for the Project, appendices, and translated materials may be viewed with the environmental file or online at <https://planning.lacity.gov/development-services/eir/130-College-project>.

The environmental file also may be available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. Please contact the Staff Planner listed below to schedule an appointment.

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 Number above, and submit them in writing by **July 05, 2024, no later than 4:30 P.M.**

Please direct your written comments to:

Mail: Michael Gatheru
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Room 1350
Los Angeles, CA 90012

E-mail: michael.gatheru@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. 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 written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP
Director of Planning



Michael Gatheru, Planning Assistant
Department of City Planning
(213) 756-1699

Attachments:

Project Location Map
Conceptual Site Plan
Zoom Instructions

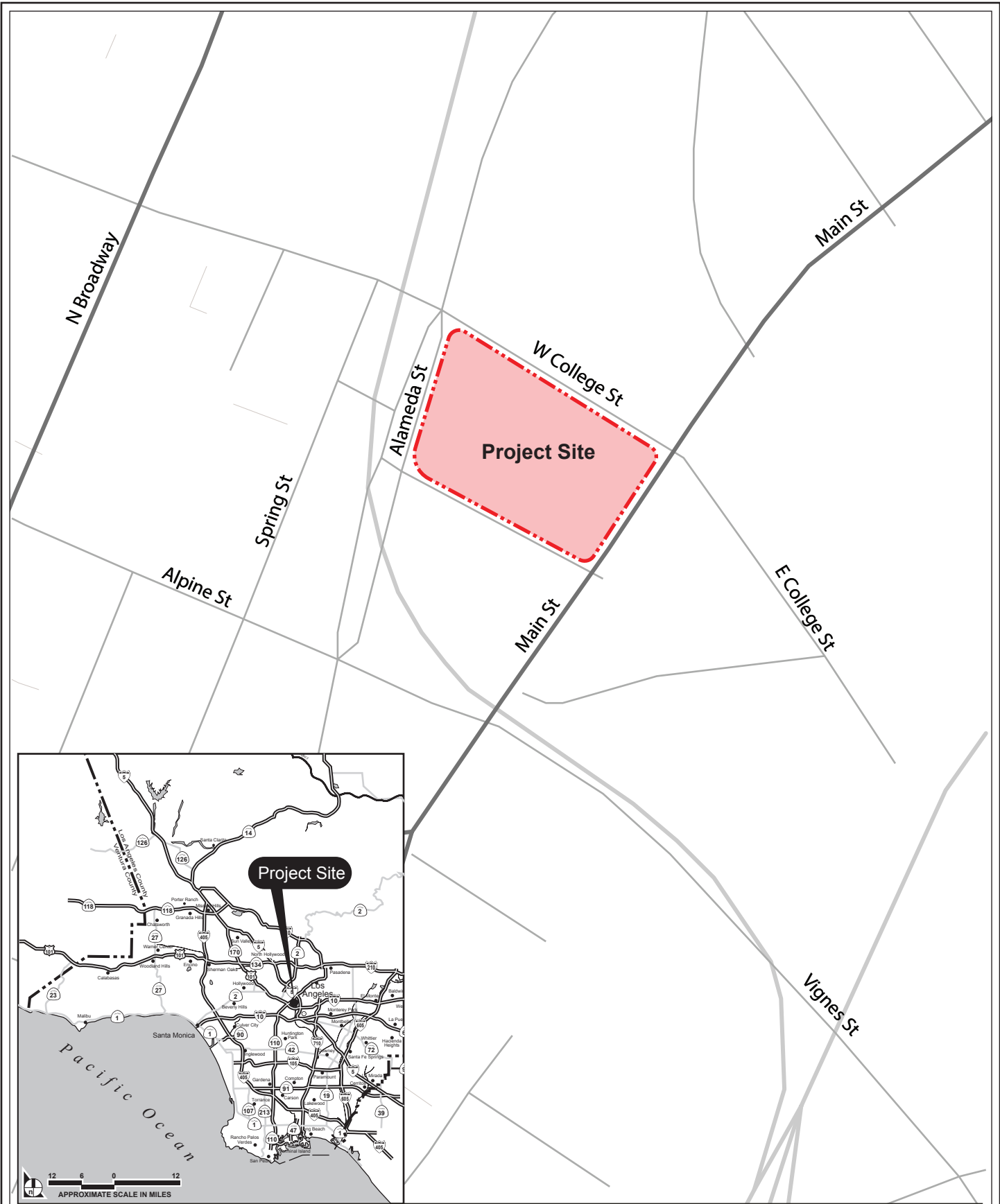


Figure 1
Project Location Map

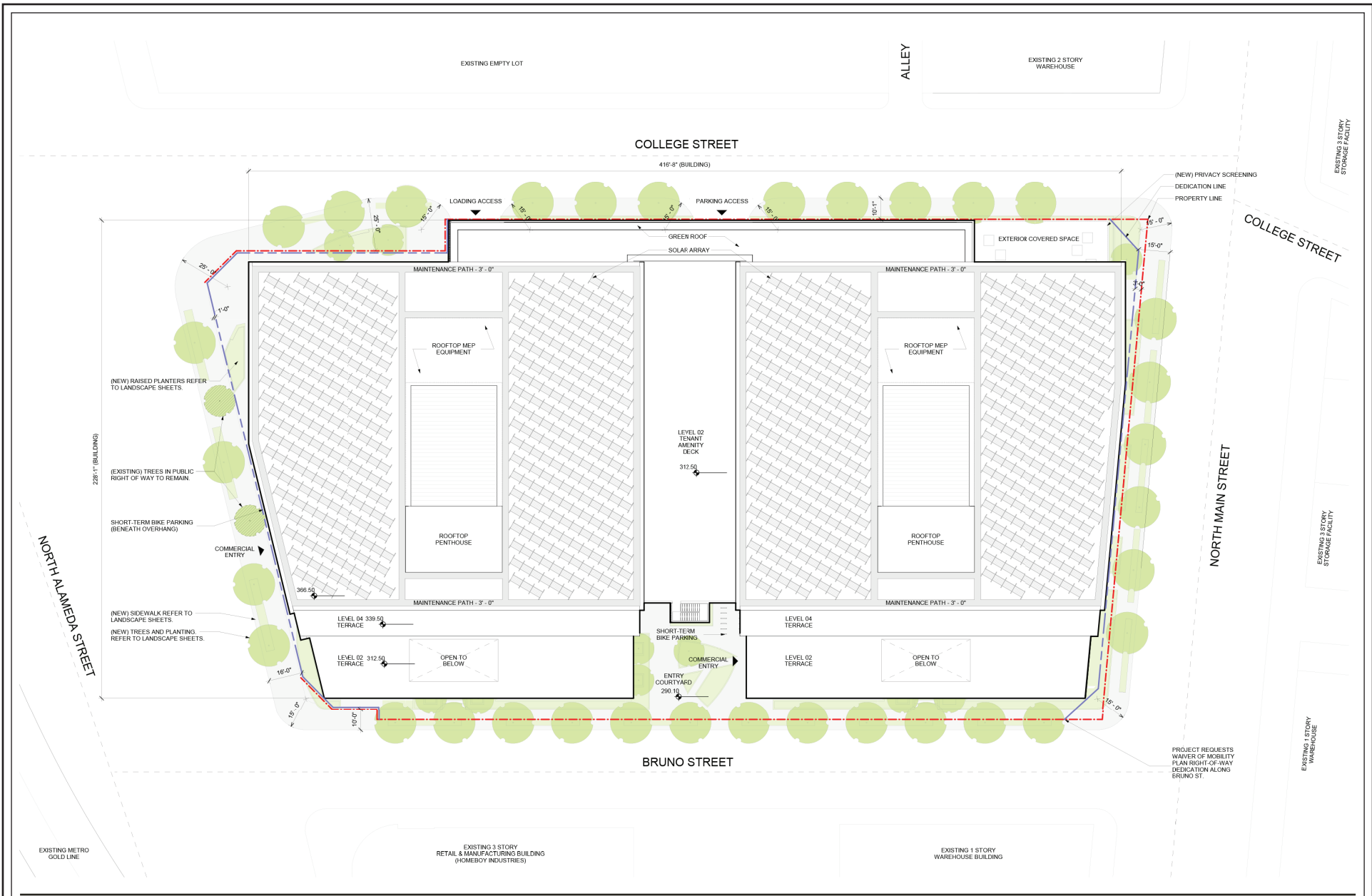


Figure 2
Conceptual Site Plan

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

RE: Zoom Meeting Instructions for (130 College Project) Scoping Meeting – (110-130 West College Street, 117-119 West Bruno Street, and 943-973 North Main Street, Los Angeles, CA 90012 (Case No. ENV-2023-2307-EIR)

How to participate in the Virtual Public Scoping Meeting

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about the 130 College Project (ENV-2023-2307-EIR) and have an opportunity to ask questions about the Project as well as provide input as to what environmental topics the Environmental Impact Report of the Project should study. For this Virtual Public Scoping Meeting we will be using Zoom as our virtual platform. To participate you will need access to a computer, tablet, smartphone, or telephone. Please follow the instructions below to participate.

English Language Instructions:

1. To join the Scoping Meeting via your computer, smartphone, or tablet, use the link on the Notice of Preparation or go to zoom.us and enter the Webinar ID 846 2392 3558.
2. Or, join the meeting via phone dial: US: +1 669 900 9128 or +1 213 338 8477, and when prompted, enter the Webinar ID 846 2392 3558 followed by #. When prompted for a participant ID, please press #.
3. After the presentation has ended, raise your hand via the “raise hand” button on the Zoom platform (or press *9 on your phone). City Staff will call out each person wishing to speak and will unmute you for the duration of your comment or question. If you require translation, please indicate so after you are called on to speak, Translation staff will assist you in both commenting and translating responses from City Staff and members of the Applicant Team.
4. Public Comment may be provided during the Scoping meeting or submitted after the Scoping Meeting to City Planning Staff through regular mail or e-mail. Please follow the instructions provided on the Notice of Preparation. Comments will be accepted in any language and will be translated and added to the record for the Project.

Note: If you experience any technical difficulties during the meeting: Click the hand raise button (if using a computer) or press *9 if using a telephone.