

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
DANA M. PERLMAN
MARTA SEGURA

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
<http://planning.lacity.org>

October 1, 2015

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

CASE NO.: ENV-2015-2356-EIR

PROJECT NAME: Spring Street Hotel

PROJECT APPLICANT: Lizard in Los Angeles, LLC

PROJECT LOCATION/ADDRESS: 631, 633, and 635 S. Spring Street

COMMUNITY PLANNING AREA: Central City

COUNCIL DISTRICT: 14 – Jose Huizar

DUE DATE FOR PUBLIC COMMENTS: 4:00 p.m., October 30, 2015

SCOPING MEETING: October 13, 2015. See more information below.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required 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 the “Environmental” tab, then “Notice of Preparation & Public Scoping Meetings”.

PROJECT LOCATION: The Project is located at 631, 633, and 635 S. Spring Street in Los Angeles, 90014 (the “Project Site”). The relatively flat Project Site is approximately 9,307 square feet (0.2 acre), and is located approximately mid-block between 6th Street and 7th Street in the dense Historic Core of Downtown Los Angeles (see attached Regional Vicinity and Project Location Map). A mix of residential, office, entertainment, and retail land uses dominate the area. Numerous historic buildings are adjacent to and in the vicinity of the Project Site.

The Project Site currently consists of a public automated surface parking lot, “Joe’s Auto Parks,” and an approximately 600-square-foot restaurant. An alley is located at the rear of the Project Site. To the east of the Project Site, across Spring Street, there are office, residential, and restaurant land uses. To the south of the Project Site, there is an approximately 150-foot retail and residential building. To the west, there is a fenced alley and the historic Palace Theatre. There is an approximately 150-foot retail and residential building to the north.

PROJECT DESCRIPTION: The Project would involve the demolition of the existing surface parking lot and restaurant building and construction of a 176-room mixed-use hotel with approximately 105,841 square feet of floor area, including a restaurant, rooftop bar, retail space, hotel conference space, and hotel ancillary facilities (see attached Conceptual Site Plan). The Project would be up to approximately 28 stories high, reaching a maximum height of approximately 325 feet.

REQUESTED ENTITLEMENTS/APPROVALS: The Project Applicant is requesting ministerial and discretionary approvals as part of the Project, including but not limited to:

- (1) Pursuant to LAMC Section 14.5.7, a Transfer of Floor Area Rights (TFAR) for a maximum of 49,999 square feet of floor area;
- (2) Pursuant to LAMC Section 16.05.C.1(b), a Site Plan Review for the construction of a maximum of 176 hotel guest rooms;
- (3) Pursuant to LAMC Section 12.27, a Variance to permit offsite parking for the hotel guest rooms in the Central City area;
- (4) Pursuant to LAMC Section 12.27, a Variance to permit offsite parking for the commercial uses within 1,500 feet of the Project Site with a lease in lieu of covenant;
- (5) Pursuant to LAMC Section 12.27, a Variance to permit alternative locations for required bicycle parking;
- (6) Pursuant to LAMC Section 12.24.W.1, a Master Conditional Use Permit for onsite sale and consumption of a full line of alcoholic beverages at the following locations within the hotel;
 - a. Hotel lounge and bar located on the lower level;

- b. Restaurant located on the 3rd and 4th floors with an outdoor dining terrace on the 4th floor;
 - c. Cinema screening room located on the 3rd floor for hotel guests only;
 - d. Indoor and outdoor hotel bar located on the 25th and 26th floors;
 - e. Pool deck located on the 27th floor;
 - f. In-room alcohol access cabinets within the 176 hotel rooms
- (7) Demolition, grading, excavation, and building permits; and
- (8) Other permits, ministerial or discretionary, may be necessary in order to execute and implement the project. Such approvals may include, but are not limited to: landscaping approvals, exterior approvals, permits for driveway curb cuts, storm water discharge permits, and installation and hookup approvals for public utilities and related permits.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation/Traffic, and Utilities and Energy.

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 8:00 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: **Tuesday, October 13, 2015**

Time: **5:00 p.m. to 8:00 p.m.**
Arrive any time between 5:00 p.m. – 8:00 p.m. to speak one-on-one with City staff and Project consultants.

Location: **Alexandria Ballrooms**
501 S. Spring Street, Palm Court Ballroom
Los Angeles, CA 90013
Parking is available in various private and public lots in the vicinity. Location accessible to Metro Red and Purple Lines at the Pershing Square Station.

The enclosed materials reflect the current 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 p.m. on October 30, 2015.** Written comments will also be accepted at the public scoping meeting described above.

Please direct your responses to:

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

Fax: (213) 978-1343

Email: alejandro.huerta@lacity.org

ACCOMODATIONS: 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.

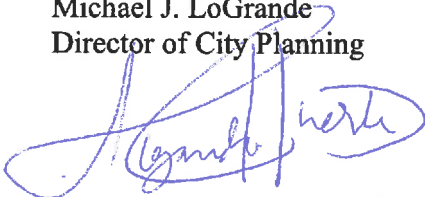
Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

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](tel:2139781332).

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](tel:2139781332).

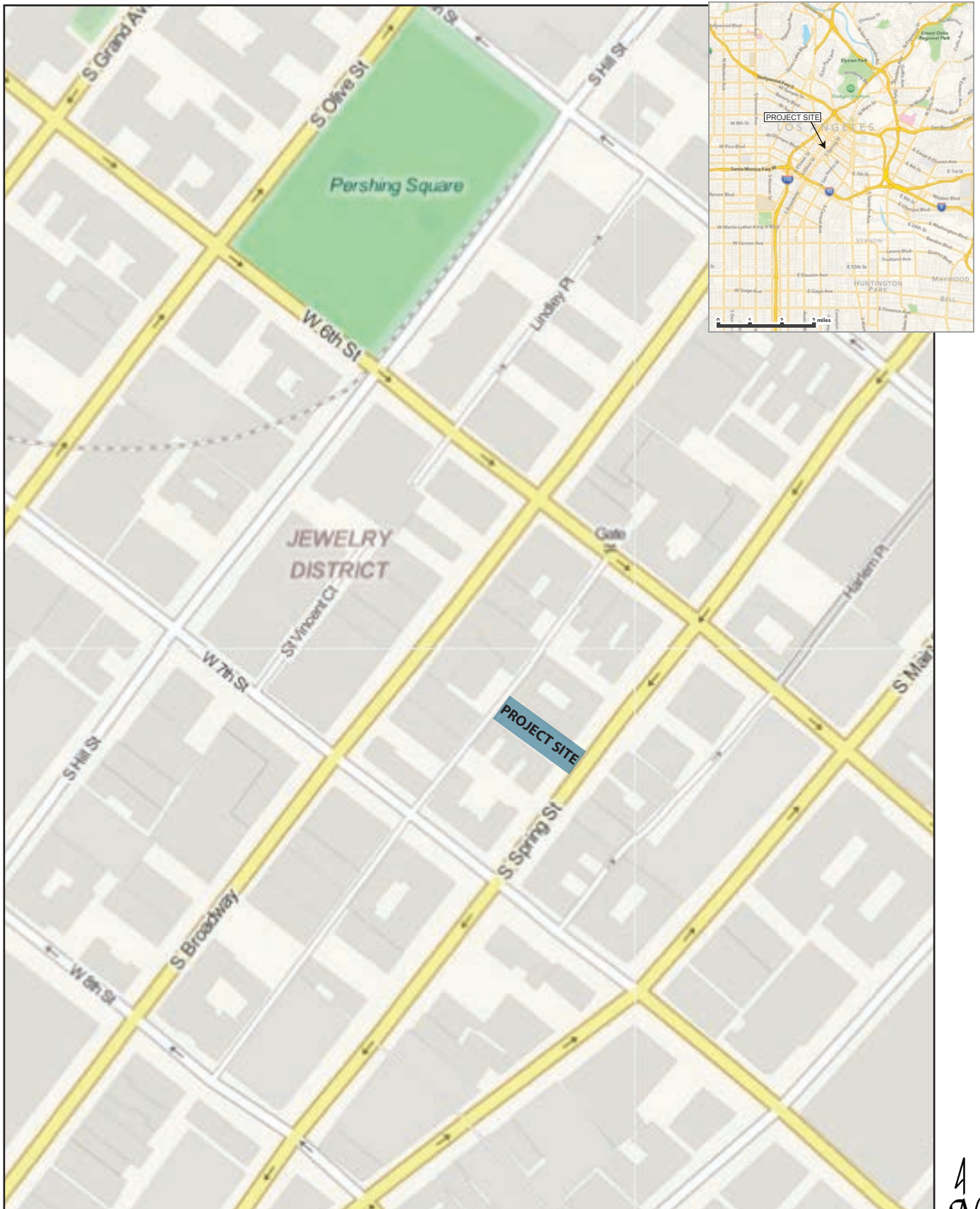
Michael J. LoGrande
Director of City Planning



Alejandro Huerta
Planning Assistant, EIR Unit, Environmental Analysis Section

Enclosures:

Regional Vicinity and Project Location Map
Conceptual Site Plan
500-foot Radius Map
Scoping Meeting Location Map

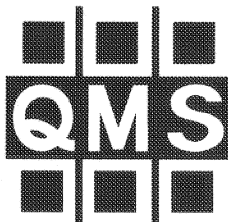


■ Project Site
Source: Mapquest, September 2014.

0 200
Scale (Feet)



500 FT RADIUS MAP E.I.R.



Quality Mapping Service

14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

DRAWN BY:

THOMAS BROTHERS

Page: 634 Grid: F-5

LEGAL

LOT: 1

TRACT: 523

M.B. 16-92

CONTACT: ARMBRUSTER GOLDSMITH

ASSESSOR PARCEL NUMBER:

5144-002-012

SITE ADDRESS: 633 S. SPRING STREET

CD: 14

CT: 2073.01

PA: CENTRAL

USES: FIELD

CASE NO:

SCALE: 1" = 100'

D.M.: 129A209, 129A211
127.5A209, 127.5A211

PHONE: 310-209-8800

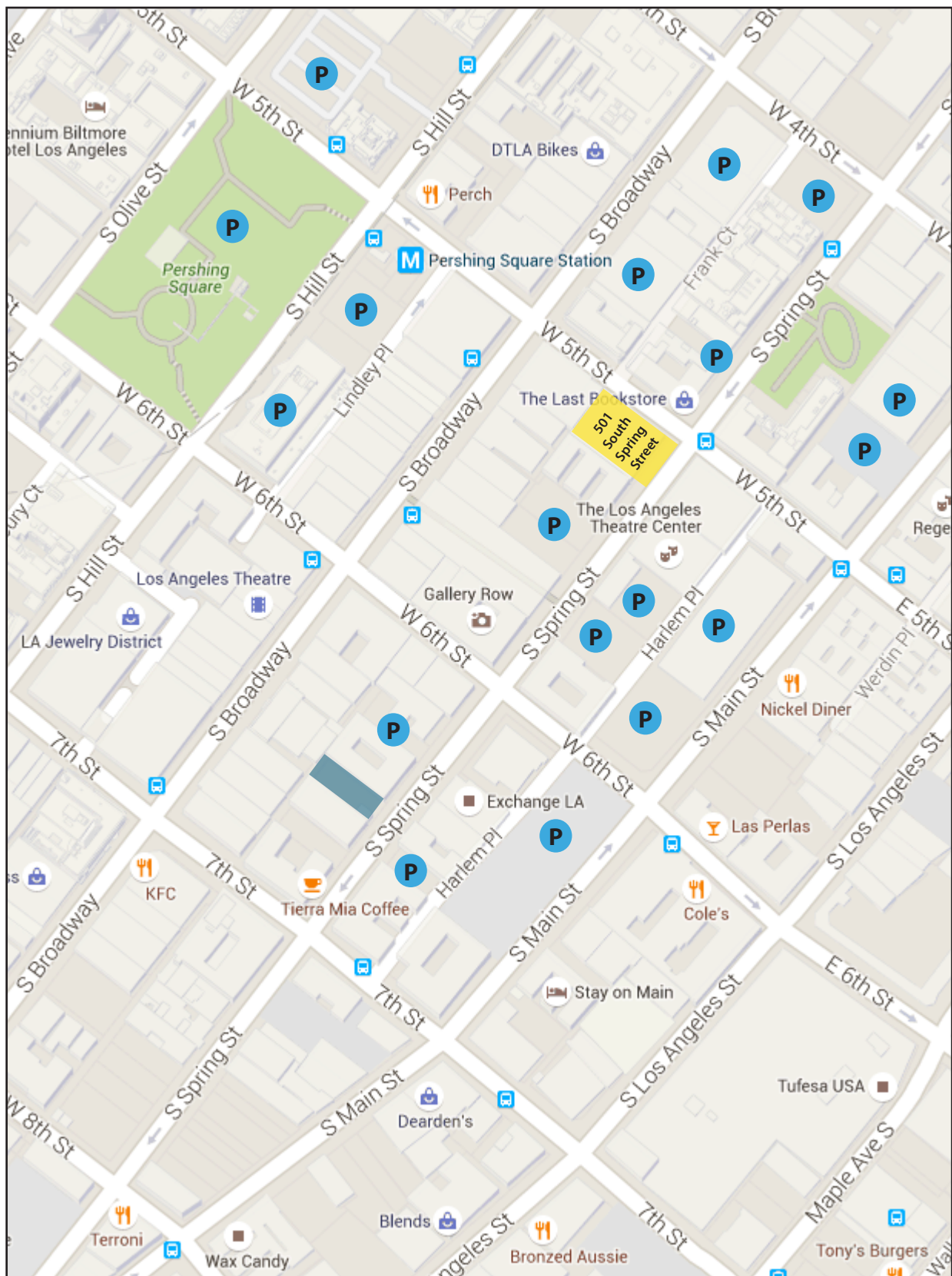
DATE: 09-17-15

Update:

NET AC: 0.21 +/-

QMS: 15-290

NORTH



P Public Parking

Yellow Rectangle Scoping Meeting: Alexandria Ballrooms, 501 S. Spring Street, Palm Court Ballroom, Los Angeles CA 90013

Dark Blue Rectangle Project Site

Source: Google Earth, September 2015.



Spring Street Hotel
Scoping Meeting Location