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March 6, 2017

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

Note: A Notice of Preparation (NOP) was sent out for the project that is the subject of this notice on March 2, 2017. However, due to a mailing error, a revised NOP for the project is being sent to inform the public of the NOP comment period from March 6, 2017 to April 5, 2017. No changes to the project have been made since distribution of the NOP on March 2, 2017.

CASE NO.: ENV-2016-3480-EIR

PROJECT NAME: 2110 Bay Street Mixed-Use Project

PROJECT APPLICANT: Bay Capital Fund, LLC

PROJECT LOCATION/ADDRESS: 2100, 2130 Bay Street and 2141 Sacramento Street, Los Angeles, California 90021

COMMUNITY PLANNING AREA: Central City North

COUNCIL DISTRICT: 14, Jose Huizar

DUE DATE FOR PUBLIC COMMENTS: 4:00 pm, April 5, 2017

PUBLIC SCOPING MEETING: Thursday, March 16, 2017. See below for location.

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: 2100, 2130 Bay Street and 2141 Sacramento Street, Los Angeles, California 90021. The Project Site is located east of Santa Fe Avenue, between Bay Street to the north and Sacramento Street to the south. The Project Site is approximately 77,432 square feet (or 1.78 acres). The Site is subject to Zoning Information (ZI) ZI-2129 East Los Angeles State Enterprise Zone, ZI-2358 River Improvement Overlay District, ZI-2452 Transit Priority Area in the City of Los Angeles, ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses, and Zi-2317 Central Industrial Redevelopment Project.

PROJECT DESCRIPTION: The Project Site is currently developed with an existing surface parking lot, an open-air industrial shed to be incorporated into the new development, and an approximately 4,000 square feet manufacturing building to be demolished. The Project proposes a new residential and commercial development including 110 live/work apartment units (67 studio units, 34 1-bedroom units, and 9 2-bedroom units), 113,350 square feet of creative office space, and 50,848 square feet of new commercial space that may include commercial retail, and/or restaurant floor area. The Project would include several buildings with connections via pedestrian walkways, ground floor plazas and elevated terraces. Parking would be provided on-site on multiple subterranean floors, with access/egress via a driveway intersecting the north side of Sacramento Street, east of Santa Fe Avenue, and egress only via a driveway intersecting the south side of Bay Street, east of Santa Fe Avenue. A loading driveway and trash/utility access would be provided adjacent to the egress-only driveway on Bay Street. Another loading driveway would be located on Sacramento Street, just east of Santa Fe Avenue.

The Project would provide 479 vehicle parking spaces. The requested floor-area-ratio (FAR) is 3.9:1 (287,137 square feet), made of 114,825 square feet live/work, 113,350 square feet office, 50,848 square feet commercial, and 8,114 square feet covered ancillary space. The proposed Live/Work Building will be 139 feet (149 feet with the elevator tower), the proposed Retail Building will be 27 feet, and the proposed Office Building will be 90.5 feet (100.5 feet with the elevator tower).

REQUESTED PERMITS/APPROVALS:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6, as authorized by the Los Angeles Charter Section 555, the Applicant requests approval of General Plan Amendments to permit the construction of a new mixed use project containing a maximum of 110 Live/Work Units (“LW”), 11% of the base density or 11 units will be set aside as Restricted Affordable units at a Very Low Income level, approximately 50,848 square feet of commercial space and 113,350 square feet of creative office space. The Amendments include:

a. To revise the land use designation in the Central City North Community Plan from Heavy Industrial to Commercial Industrial.

b. The deletion of Community Plan Footnote’s 1 (Height District No. 1) and 6 (For properties designated on zoning maps as Height District Nos. 1, 1L, 1VL, or 1XL (or their equivalent), development exceeding a floor area ratio of 1:5:1 up to 3:1 may be permitted through a zone change height district change procedure, including an environmental clearance from the Industrial land use category to accommodate a “2” Height District in the CM zone.

2. Pursuant to LAMC Section 12.32 F and Q, the Applicant requests approval of a Vesting Zone and Height District change from M3-1-RIO (Heavy Industrial Zone) to CM-2-RIO (Commercial Manufacturing Zone in Height

District 2) to permit the construction of a new mixed use project containing a maximum of 110 Live/Work Units (“LW”), 11% of the base density or 11 units will be set aside as Restricted Affordable units at a Very Low Income level, approximately 50,848 square feet of commercial (retail) space and 113,350 square feet of creative office space.

3. Pursuant to **LAMC Section 16.05**, the Applicant requests the approval of Site Plan Review findings.
4. Pursuant to **California Government Code Sections 66473.1 AND 66474 (Subdivision Map Act) and LAMC, Section 17.00 of Article 7 (Division of Land)**, the Applicant requests approval of a Vesting Tentative Tract Map to merge all lots into one development site.
 - a. Pursuant to LAMC Section 17.03 A, the request also includes an adjustment of less than 20% in the CM lot area requirements (1 per 800 square feet of lot area) to permit a density equal to one unit per 712 square feet of lot area (11%).
5. Pursuant to various sections of the LAMC, the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction actions including, but not limited to the following: demolition, excavation, shoring, grading, foundation, building, and tenant improvements.
6. Pursuant to California Environmental Quality Act, certification of the Project’s Environmental Impact Report.

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; Tribal Cultural Resources, 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: Thursday, March 16, 2017

Time: 5:00 PM to 7:00 PM

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

Location: 634 Mateo Street, Los Angeles, CA 90021

Free on-site parking will be provided.

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, April 5, 2017.** Written comments will also be accepted at the public scoping meeting described above.

Please direct your responses to:

Mail: Sergio Ibarra

Environmental Analysis Section, Department of City Planning

200 N. Spring Street, Room 750, Los Angeles, CA 90012

Phone: (213) 978-1333

Fax: (213) 978-1343

Email: Sergio.Ibarra@lacity.org (email)

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



Sergio Ibarra
Planning Associate, Environmental Analysis Section

Enclosures

Figure 1, Regional Map

Figure 2, Aerial Map

Figure 3, Site Plan

Figure 4, Scoping Meeting Location

Figure 5, 500-foot Radius Map