



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

July 28, 2017

CASE NO.: ENV-2016-4470-EIR

PROJECT NAME: 6th and Harvard

PROJECT APPLICANT: Urban Commons

PROJECT ADDRESS: 3751 W. 6th Street and 547-551 S. Harvard Boulevard, Los Angeles, CA 90020-5103

COMMUNITY PLANNING AREA: Wilshire Community Plan Area

COUNCIL DISTRICT: 10 – Herb J. Wesson, Jr.

PUBLIC COMMENT PERIOD: July 28, 2017 – August 28, 2017

SCOPING MEETING: 6:00 P.M. – 8:00 P.M., August 8, 2017

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 6th and Harvard 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 is located at the northwest corner of W. 6th Street and S. Harvard Boulevard in the Koreatown/Mid-Wilshire District area. The relatively flat, 0.794-acre, Project Site is bounded by W. 6th Street to the south, S. Harvard Boulevard to the east, multi-family residential uses to the north, and vacant lot to the west. The Project Site is developed with a 16,854-square-foot building, currently used as the United States Post Office—Dosan Ahn Chang Ho Station, and a gated surface parking lot.

PROJECT DESCRIPTION: The Project would demolish the existing 16,854-square-foot commercial building and surface parking lot on the Project Site in order to construct a new 10-story, 175,000 square-foot mixed-use development on an approximately 0.794-acre site. The Project would be comprised of a U-shaped building with an open center facing east towards S. Harvard Boulevard reaching a maximum height of 130 feet and would contain 44 residential units, 200 hotel guest rooms, approximately 18,000 square feet of commercial retail and restaurant uses, and a minimum of 205 vehicle parking spaces in a ground floor and two-level subterranean garage.

Existing Uses to be Removed

Existing Uses	Size
<i>Commercial Land Uses</i>	
Commercial	16,854,sf
Total Commercial	16,854 sf

Proposed Uses

Proposed Uses	Maximum Size
<i>Commercial Land Uses</i>	
Hotel	97,700 sf
Hotel Rooms	200
Retail	16,500 sf
Cafe	1,500 sf
Total Commercial	115,700 sf
<i>Residential Land Uses</i>	
	44 units
Total Residential	59,300 sf
<i>Open Space</i>	
Total Open Space	21,900 sf

REQUESTED PERMITS/APPROVALS: The project applicant is requesting the following entitlements from the City of Los Angeles:

- (1) **General Plan Amendment** from High Medium Residential and Neighborhood Office Commercial to Regional Center Commercial, pursuant to LAMC Section 11.5.6;
- (2) **Vesting Zone/Height District Change** from R4-2 and C2-1 to C2-2, pursuant to LAMC 12.32 to allow for a maximum FAR of 5.2:1;
- (3) **A Conditional Use Permit** for a hotel use within 500 feet of an R zone pursuant to LAMC 12.24.W.24;
- (4) **A Conditional Use Permit** for the sale and dispensing of alcoholic beverages in the hotel and /or restaurant use pursuant to LAMC Section 12.24 W.1
- (5) **Site Plan Review** for a development project that creates or results in an increase of 50,000 square feet or more of non-residential floor area or 50 or more dwelling units or guest rooms, pursuant to LAMC Section 16.05;
- (6) **Vesting Tentative Tract Map** for air lots for the separate retail, office, and hotel uses, pursuant to LAMC 17.15 and one ground lot request which encompasses the entire lot; and
- (7) **A Development Agreement** to provide for community benefits (Government Code 65864);
- (8) **Grading, excavation, and building permits;**
- (9) **Other ministerial or discretionary permits** 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, stormwater discharge permits, and installation and hookup approvals for public utilities and related permits.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will to be addressed in the EIR: Aesthetics [Informational], Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services [Police, Fire, Schools, Parks, Libraries],

Recreation, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems [Water, Wastewater, Solid Waste and Energy Conservation (Electricity and Natural Gas)].

PUBLIC SCOPING MEETING: Public Scoping Meeting will be held in an **open house format** to share information regarding the Project and the environmental review process and to receive written comments regarding the scope and content of the environmental analysis to be addressed in the 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 6:00 P.M. and 8:00 P.M. to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. There will be no verbal comments or public testimony taken at the Scoping Meeting. No decisions about the Project will be made at the Scoping Meeting. A separate public hearing for Municipal Code entitlement requests will be scheduled after the completion of the EIR. The date, time, and location of the public scoping meeting are:

Date: Tuesday, August 8, 2017
Time: 6:00 P.M.–8:00 P.M.
Location: United Methodist Church-Hall of Fellowship
4350 Wilshire Boulevard
Los Angeles, CA 90005


FILE REVIEW AND COMMENTS: The enclosed materials reflect the scope of the project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401, during office hours Monday - Friday, 9:00 A.M. - 4:00 P.M. 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".

The City will consider all written comments regarding the 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, August 28, 2017.**

Please direct your comments to:

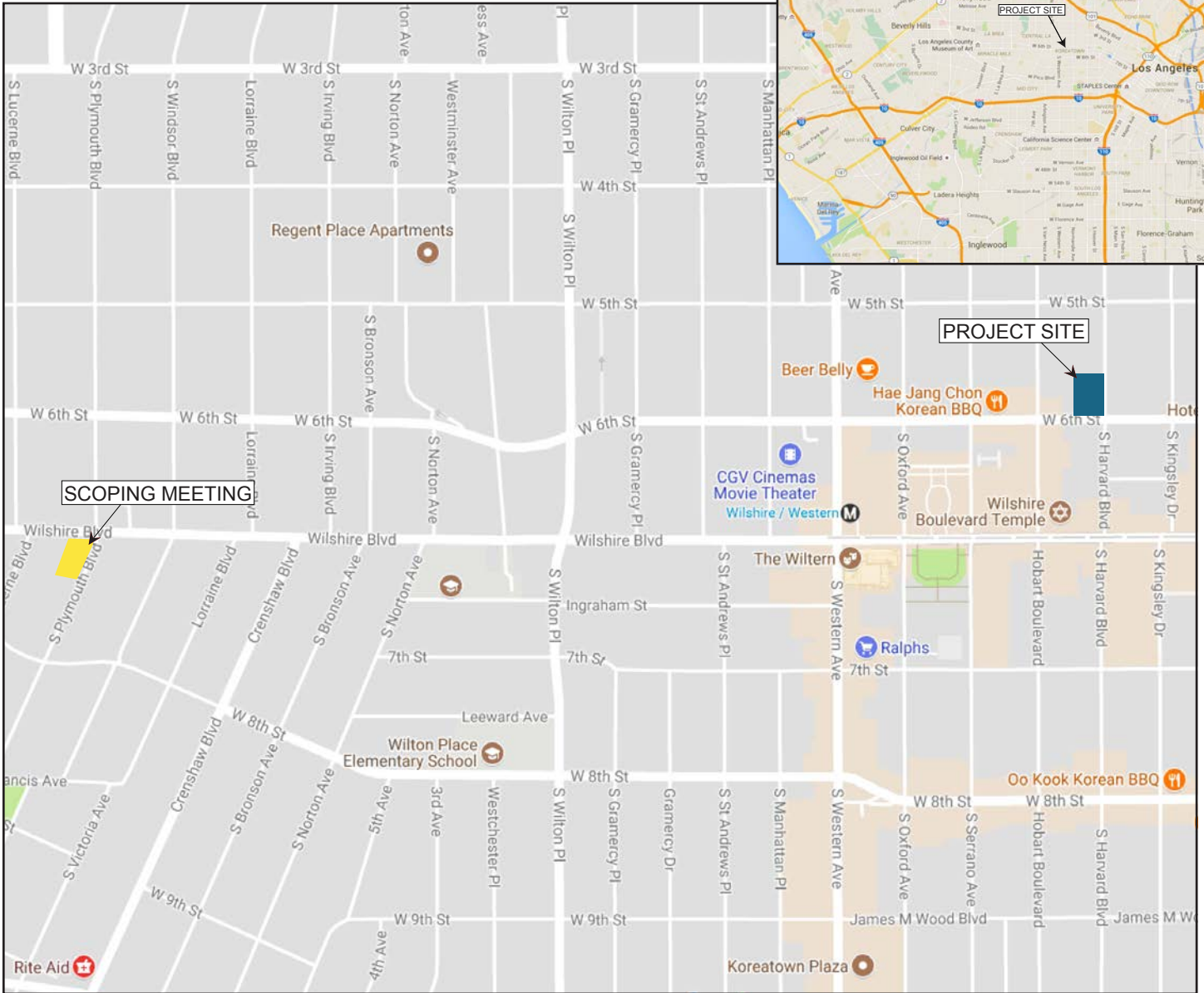
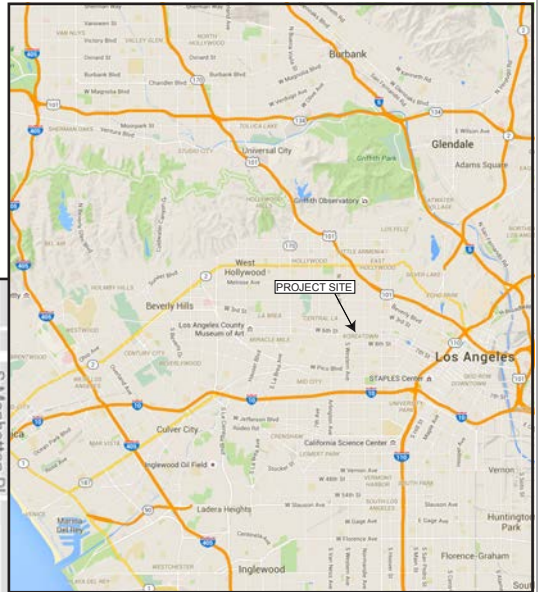
Mail: Elva Nuño-O'Donnell
City of Los Angeles, Department of City Planning
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
E-mail: elva.nuno-odonnell@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning

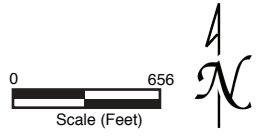

Elva Nuño-O'Donnell
Major Projects Section
Department of City Planning
(818) 374-5066

Attachments:
Project Location Map
Conceptual Site Plan

Puede obtener información en Español acerca de esta junta llamando al (818) 374-5066.



- Project Site
 - Scoping Meeting
- United Methodist Church
4350 Wilshire Boulevard
Los Angeles, CA 90005



Source: Google Earth, July 2017.

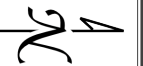




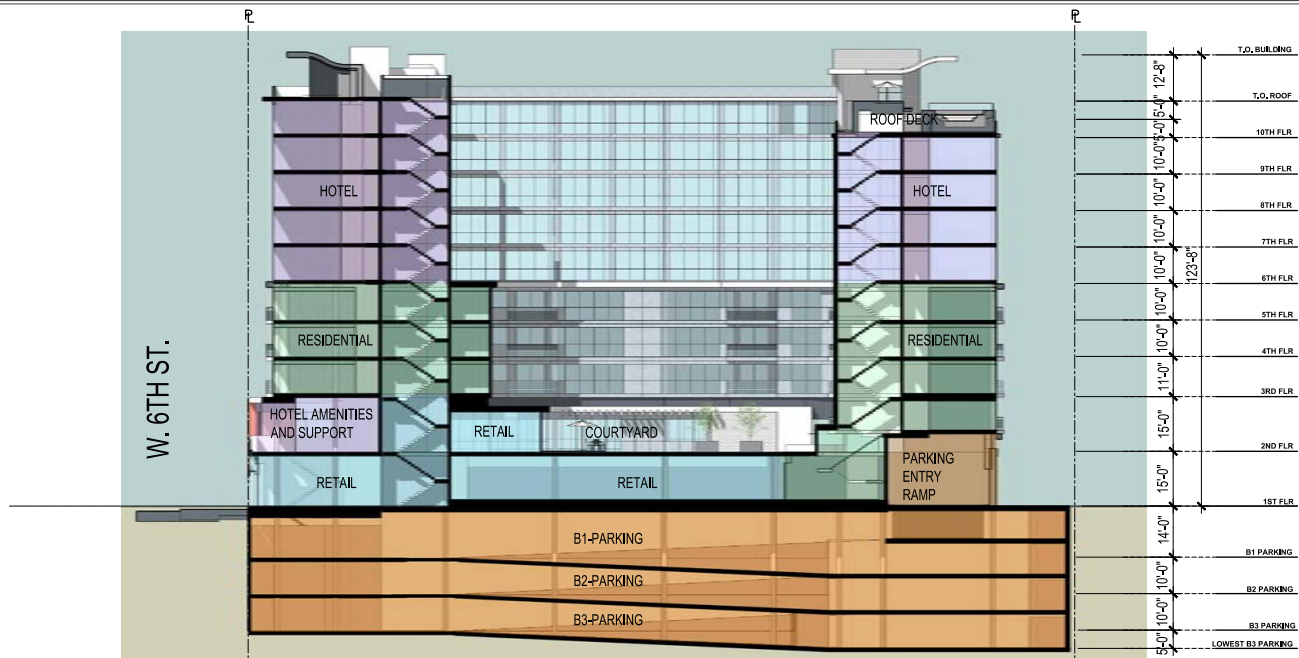
W. 6TH ST.

18,000 sf of retail/restaurant space
200 hotel rooms
44 residential units
205 parking spaces
Project Total of 175,000 sf

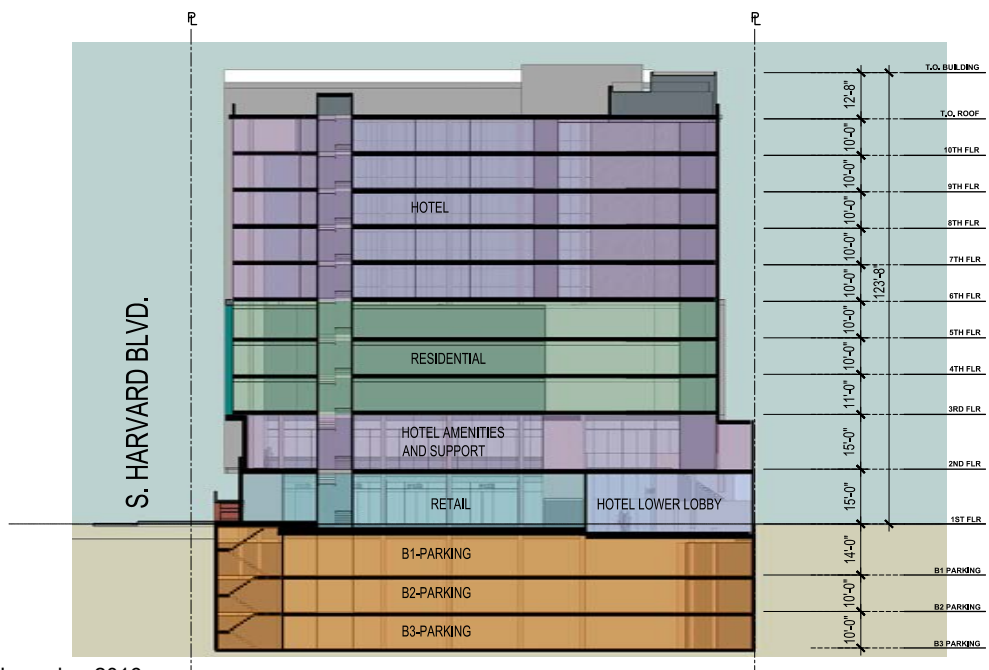
S. HARVARD BLVD.



Source: Danielian Associates, November 2016.



2 SECTION B



1 SECTION A

Source: Danielian Associates, November 2016.