Notice of Preparation for 8th, Hope, and Grand

August 23, 2017

CASE NO.: ENV-2017-506-EIR
PROJECT NAME: 8th, Hope, and Grand
PROJECT APPLICANT: MFA 8th Grand and Hope LLC
PROJECT ADDRESS: 754 South Hope Street; 609, 611, 613, 615, 617, 619, 621, 623, 625 West 8th Street, Los Angeles, CA 90017
COMMUNITY PLANNING AREA: Central City
COUNCIL DISTRICT: 14—José Huizar
PUBLIC COMMENT PERIOD: August 23, 2017–September 25, 2017

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 8th, Hope, and Grand 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 effects 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.

PROJECT LOCATION AND EXISTING ON-SITE USES: The 34,694-square-foot Project Site is located in the Central City Community Plan Area, in Downtown Los Angeles, and is bounded by Hope Street to the west, 8th Street to the south, Grand Avenue to the east, and two parking structures to the north. The Project would demolish the existing four-level parking structure and surface parking lot on the Project Site. (See attached Project Location Map)

PROJECT DESCRIPTION: The Project would demolish the existing four-level parking structure and surface parking lot containing 324 parking spaces on the Project Site and would construct a mixed-use development on a 34,694-square-foot site located within the Central City Community Plan area of the City of Los Angeles. The Project includes up to 409 residential units and approximately 7,329 square feet of ground level commercial/retail/restaurant uses. The Project would provide 494 vehicle parking spaces within three subterranean and three above-grade parking levels that would utilize a mechanical lift system that is operated by an attendant. The proposed uses would be located within a 39-story building, including a five-story podium, and would have approximately 403,316 square feet of total floor area, a maximum height of 499 feet above ground level, and a proposed Floor Area Ratio (FAR) of 11.62:1.

The entire Project Site is zoned by the Los Angeles Municipal Code (LAMC) as C2-4D (Commercial, Height District No. 4) and has a Community Plan designation of Regional Center Commercial. In accordance with the requirements of the LAMC, the Project would include a number of open space areas and recreational amenities, totaling 43,776 square feet spread over four levels.
### Proposed Uses

<table>
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<tr>
<th>Proposed Uses</th>
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<tbody>
<tr>
<td><strong>Commercial Land Uses</strong></td>
<td></td>
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<tr>
<td>Total Commercial (Retail/Restaurant)</td>
<td>7,329 sf</td>
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<tr>
<td><strong>Residential Land Uses</strong></td>
<td></td>
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<tr>
<td>Residential Units</td>
<td>409 units</td>
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<td><strong>Total Residential</strong></td>
<td>395,987 sf</td>
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<tr>
<td><strong>Open Space</strong></td>
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<tr>
<td>Total Open Space</td>
<td>43,776 sf</td>
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<td>sf = square feet</td>
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**REQUESTED PERMITS/APPROVALS:** The Project is requesting the following entitlements from the City of Los Angeles:

1. **Transfer of Floor Area Rights** (TFAR) Application for the transfer of floor area of greater than 50,000 square feet from the City of Los Angeles–owned Los Angeles Convention Center to the Project Site;
2. **Site Plan Review**;
3. **Vesting Tentative Tract Map** to create one ground lot comprising the entire site and six airspace lots, and to permit parking deviation from the number of parking spaces defined in the Advisory Agency Policy Memo AA-2000-1, which requires 2.25 parking spaces per dwelling unit, to 1 parking space per dwelling unit, inclusive of guest parking;
4. **Construction approvals and permits**, including building, grading, excavation, foundation, haul route, building and tenant improvements, temporary street closures, and associated permits;
5. **Other discretionary and ministerial permits** and approvals that may be deemed necessary.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:** Based on the Initial Study, the proposed Project could have potentially significant environmental impacts in the following topic areas, which will to be addressed in the EIR: Air Quality; Cultural Resources (paleontological resources); Greenhouse Gas Emissions; Land Use and Planning; Noise; Public Services; Recreation; Transportation/Traffic; Tribal Cultural Resources; and Utilities and Service Systems (water). The EIR will also consider impacts to energy conservation pursuant to Appendix F.

**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, 200 N. Spring Street, Room 750, Los Angeles, CA 90012, 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 effects of the Project and issues to be addressed in the EIR. **Written comments must be submitted by 4:00 P.M., September 25, 2017.**

Please direct your comments to:

**Mail:** Jon Chang  
City of Los Angeles, Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

**E-mail:** Jonathan.Chang@lacity.org

**Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.**
VINCENT P. BERTONI, AICP
Director of Planning

Jon Chang
Planning Assistant, Major Projects Section
Department of City Planning

Attachments:
Regional & Site Location Map
Aerial Photograph of the Project Site
Conceptual Site Plan
8th, Hope, and Grand Project
Aerial Photograph of the Project Site

Source: Google Earth Pro, 2016; Eyestone Environmental, 2017.
LEVEL 1
- Level Plan for 8th, Hope, and Grand Project
- Conceptual Site Plan

LEVEL 38
- Conceptual Site Plan

LEVEL 5
- Conceptual Site Plan

Source: Johnson Fain & Mitsui Fudosan, 2017.