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December 6, 2017

NOTICE OF EXTENSION

THIS IS TO NOTIFY YOU THAT THE **COMMENT PERIOD** FOR THE NOTICE OF PREPARATION FOR CASE NO. ENV-2016-4064-EIR (SCH NO. 2017111011) HAS BEEN **EXTENDED** FROM **DECEMBER 8, 2017 TO JANUARY 31, 2018.**

PROJECT NAME: The Elysian Park Lofts

SITE LOCATION: 1251 N. SPRING ST, 1310, 1322, 1380, 1030, 1040, 1050 N. BROADWAY
Los Angeles, CA 90012

COMMUNITY PLAN AREA: Central City North

COUNCIL DISTRICT: 1— Cedillo

COMMENT REVIEW PERIOD: Monday, November 6, 2017 – January 31, 2018 (extended deadline)

PROJECT DESCRIPTION: The Elysian Park Lofts Project involves development of a mixed-use residential and commercial retail project (Project) consisting of approximately 920 residential units, including 17 live-work units, approximately 17,941 square feet (sf) of neighborhood-serving retail uses, and approximately 5,465 sf of leasing offices. All existing structures on the Project site would be demolished, including a one-story, wood modular building at the southwestern corner of the Project site, a rectangular one-story metal building at the western boundary of the Project site, a wood trailer shed at the southeastern boundary of the Project site, a metal storage container, and a one-story building that is attached to an adjacent off-site building, as well as surface parking, site improvements, and fences at the southern portion of the Project site. Upon completion, the Project would result in 1,159,800 square feet of new floor area with a 3.3 floor to area ratio (FAR).

The Project site consists of a north parcel ("North Parcel") and a south parcel ("South Parcel"). The North Parcel would be developed with approximately 469 dwelling units, including 10 live-work units, in 3 buildings over a 3-level subterranean parking garage. Building A on the North Parcel would be 7 stories and approximately 85 feet high; Building B would be 14 stories and approximately 170 feet high; and Building C would be 8 stories and approximately 100 feet high. The North Parcel would include 8,070 sf of neighborhood-serving restaurant/outdoor dining uses and a leasing office of 2,000 sf. The North Parcel would also be developed with recreational and open space uses, and a pool for residents.

The South Parcel would be developed with approximately 451 dwelling units, including 7 live-work units, in 3 buildings constructed over a 3-level subterranean parking garage. Building A on the South Parcel would be 7 stories and 85 feet high; Building B would be 7 stories and approximately 84 feet high; and Building C would be 13 stories and approximately 155 feet high. The South Parcel would include approximately 9,871 sf of neighborhood-serving restaurant/outdoor dining uses and a leasing office of approximately 3,465 sf. The South Parcel also would have a residential community center that would be 2 stories and 34 feet high, with a pool, club and lounge for residents.

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

- (1) A General Plan Amendment to change the land use designation of the Project site from Light Industrial to Regional Commercial;
- (2) Zone Change to change the zoning for the Project site from MR2 to C2;

- (3) Height district change from Height District 1 to Height District 2D;
- (4) Approval of building height greater than specified in LAMC Section 12.21.1.A.10;
- (5) Approval of Site Plan Review for the development of more than 50 dwelling units;
- (6) Vesting Tentative Tract Map (approval of VTTM 74548) that involves the dedication of a 3-foot-wide strip along North Broadway to the City (resulting in a net acreage of 7.87 acres) and subdivision of the Project site into 13 lots consisting of 2 master lots and 11 airspace lots for residential and commercial condominium purposes;
- (7) Approval of a Development Agreement;
- (8) Certification of the Environmental Impact Report; and
- (9) Additional approvals and permits from the City of Los Angeles Department of Building and Safety and Public Works (and other municipal agencies) for Project construction activities including, but not limited to: demolition, haul route, excavation, shoring, grading, foundation, building and interior improvements, and original art mural approval for murals on several walls on the proposed buildings.

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: 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, Recreation, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems.

FILE REVIEW AND COMMENT: 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 impacts of the project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 pm, Wednesday, January 31, 2018.**

Please direct your comments to:

Mail: Erin Strellich
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

E-mail: erin.strellich@lacity.org

Fax: (213) 978-1343

Si usted gusta recibir esta notificación en español, o tiene alguna pregunta referente a esta notificación, por favor de llamar a Vanessa Soto (213) 202-5409.

如果您希望收到中文版的通知, 或者有关于本通知的问题, 请联系: Yi Lu (213) 978-1287

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