



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

November 6, 2017

<b>CASE NO.:</b>	ENV-2016-4064-EIR
<b>PROJECT NAME:</b>	The Elysian Park Lofts
<b>PROJECT APPLICANT:</b>	S & R Partners, LLC
<b>PROJECT ADDRESS:</b>	1251 N SPRING ST, 1310, 1322, 1380, 1030, 1040, 1050 N BROADWAY Los Angeles, CA 90012
<b>COMMUNITY PLANNING AREA:</b>	Central City North
<b>COUNCIL DISTRICT:</b>	1 - Cedillo
<b>PUBLIC COMMENT PERIOD:</b>	Monday, November 6, 2017 through Friday, December 8, 2017
<b>SCOPING MEETING:</b>	5:00 p.m.–7:00 p.m., Tuesday, November 14, 2017. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Elysian Park Lofts 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.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

## **PROJECT LOCATION AND EXISTING ON-SITE USES:**

The Project site is an irregular bow-shaped 8.08-acre site located at 1030–1380 North Broadway and 1251 North Spring Street, within the Chinatown neighborhood of Los Angeles and in the vicinity of downtown Los Angeles, Lincoln Heights, and Echo Park. The Metro Gold Line railroad tracks run parallel and adjacent to the southeastern boundary of the Project site, which is adjacent to the Los Angeles State Historic Park to the southeast. North Broadway borders the northwestern and western boundary of the Project site, and commercial and multi-family residential uses are located west of the Project site. The Project site is currently used for vehicle and equipment storage and parking and is developed with various one-story structures in the southwestern portion of the Project site; a construction staging/bus parking area in the northeastern portion; and a vacant area in the central section. (See attached Project Location Map).

**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 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. (See attached Conceptual Site Plan)

**EXISTING USES TO BE REMOVED**

Existing Uses	Approximate Size (Square Feet)
<b>Commercial Land Uses</b>	
Retail building (partial demolition)	2,090 <sup>a</sup>
Modular Offices	5,500
<b>Total Commercial</b>	<b>7,590</b>
<b>Industrial Land Uses</b>	
Maintenance Building	13,500
Wash-rack building	1,600
<b>Total Industrial</b>	<b>15,100</b>
<sup>a</sup> The remainder of the off-site building includes approximately 8,650 sf that will not be affected by Project demolition.	

**PROPOSED USES**

Land Use	Description	Approximate Size (Square Feet)
<b>Proposed on North Parcel</b>		
Residential	469 du	416,505
Non-Residential	Restaurant/café	5,830
	Outdoor dining	2,240
	Leasing Office	2,000
Other support spaces	Lobbies, hallways, roof decks, clubroom lounge, fitness room, media room, conference room, amenity areas, pool	219,455

Land Use	Description	Approximate Size (Square Feet)
North Parcel Subtotal		646,030
<b>Proposed on South Parcel</b>		
Residential	451 du	380,458
Non-Residential	Restaurants	6,531
	Outdoor dining	3,340
	Leasing office	3,465
Other support spaces	Community center, lobbies, hallways, roof decks, amenity areas, lounge, concierge, pools	119,976
South Parcel Subtotal		513,770
<b>Total Floor Area</b>		<b>1,159,800</b>
<b>Parking</b>		
Parking Spaces	North Parcel	903 spaces/294,590 sf
Parking Spaces	South Parcel	880 spaces/380,215 sf
<b>Total Parking</b>		<b>1,783 spaces</b>
sf: square feet; du: dwelling units		

### PROPOSED OPEN SPACE

Description	Approximate Size (Square Feet)	Approximate Size (Acres)
<b>North Parcel- Ground Level Open Space</b>		
Public-Linear Park	25,580	0.59
Public-Outdoor Plazas	27,594	0.63
Private Plazas	19,577	0.45
<i>Total North Parcel</i>	72,751	1.67
<b>South Parcel- Ground Level Open Space</b>		
Public-Linear Park	18,960	0.44
Public-Outdoor Plazas	24,247	0.56
Private Plazas	25,370	0.58
<i>Total South Parcel</i>	68,577	1.57
<b>Total Ground-Level Open Space</b>	<b>141,328</b>	<b>3.24</b>

#### REQUESTED PERMITS/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.

**PUBLIC SCOPING MEETING:** A Public Scoping Meeting will be held in **an open house format** to share information regarding the proposed project and the environmental review process and to receive written public 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 during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but 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 as follows:

**Date:** Tuesday, November 14, 2017  
**Time:** 5:00 p.m. – 7:00 p.m.  
**Location:** Casa Italiana, 1051 N. Broadway, Los Angeles, CA 90012  
**Free Parking is Available at Casa Italiana**

**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 impacts of the project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 pm, Friday, December 8, 2017.** Written comments will also be accepted at the scoping meeting described above.

Please direct your comments to:

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

**E-mail:** [erin.strelch@lacity.org](mailto:erin.strelch@lacity.org)

**Fax:** (213) 978-1343

**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 Public 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 written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP  
Director of Planning



Erin Strellich  
Major Projects Section  
Department of City Planning  
213-978-1351

**Attachments:**



Exhibit 1: Project Location Map  
Exhibit 2: Conceptual Site Plan

***Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.***



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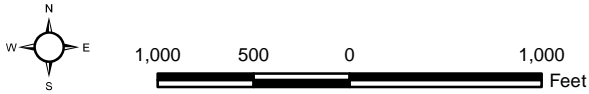
-  Project Boundary
-  Scoping Meeting Site: Casa Italiana

Aerial Source: ESRI, NAIP 2016

# Project Location Map

*Elysian Park Lofts Project*

# Exhibit 1







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Source: Newman Garrison + Partners, 2017

Site Plan

Elysian Park Lofts Project



Exhibit 2



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