



# NOTICE OF PREPARATION

OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

July 14, 2017

**CASE NO.:** ENV-2017-174-EIR  
**PROJECT NAME:** Figueroa Centre  
**PROJECT APPLICANT:** Regalian, LLC  
**PROJECT ADDRESS:** 911, 913, 915 South Figueroa Street, Los Angeles, CA 90015  
**COMMUNITY PLANNING AREA:** Central City  
**COUNCIL DISTRICT:** 14—José Huizar  
**PUBLIC COMMENT PERIOD:** July 14, 2017–August 14, 2017  
**SCOPING MEETING:** 6:00 P.M.–8:00 P.M., August 1, 2017. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Figueroa Centre 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.

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 85,317-square-foot Project Site is located in the Central City Community Plan Area, in Downtown Los Angeles, and is bounded by James M. Wood Boulevard to the north, Figueroa Street to the east, the Hotel Figueroa to the south, and the alley Cottage Place to the west. The Project would remove the existing surface parking lot on the Project Site. (See attached Project Location Map.)

**PROJECT DESCRIPTION:** The Project’s proposed uses are shown in the table below. The Project would provide 617 vehicle parking spaces within three subterranean parking levels and eight partial, above-grade levels. The proposed uses would be located within a 66-story tower including a nine-story podium.

Project Overview	Maximum Size
<i>Commercial</i>	
Retail	44,080 sf
Restaurant	50,000 sf
<b>Total square feet (sf)</b>	<b>94,080 sf</b>

<b>Project Overview</b>	<b>Maximum Size</b>
<b><i>Hotel</i></b>	
Rooms	220
<b>Total sf</b>	<b>355,272 sf</b>
<b><i>Residential</i></b>	
Units	200
<b>Total sf</b>	<b>535,588 sf</b>
<b><i>Open Space</i></b>	
<b><i>Maximum Building Height</i></b>	<b>975 ft</b>
<b><i>Max. Depth of Excavation</i></b>	<b>50 ft</b>

**REQUESTED APPROVALS/PERMITS:**

- (1) Transfer of Floor Area Rights (TFAR) for 473,038 square feet of floor area from the Los Angeles Convention Center (Donor Site) to the Project Site (Receiver Site).
- (2) Building Line Removal to remove a 10-foot building line located along a portion of Figueroa Street.
- (3) Master Conditional Use Permit (MCUB) for the on-site sale and consumption of a full line of alcoholic beverages at a maximum of ten food and beverage premises and also within the hotel and ancillary areas.
- (4) Site Plan Review for the construction of 200 residential units, 220 hotel guest rooms, and 94,080 square feet of non-residential uses.
- (5) Vesting Tentative Tract Map for the merger and resubdivision of the Project Site, for residential and commercial condominium purposes, for the vacation and merger of excess public right-of-way along a portion of Figueroa Street into the Project Site, and for a reduced dedication along Cottage Place.
- (6) Certification of an Environmental Impact Report.
- (7) Haul route approval, as may be required; and
- (8) Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

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

**PUBLIC SCOPING MEETING:** A 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 1, 2017  
**Time:** 6:00 P.M.–8:00 P.M.  
**Location:** Residence Inn Marriott Los Angeles L.A. Live  
901 W. Olympic Boulevard  
Los Angeles, CA 90015

Free parking is available at 913 S. Figueroa Street, at the corner of Figueroa Street and James M. Wood Boulevard.

**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.”

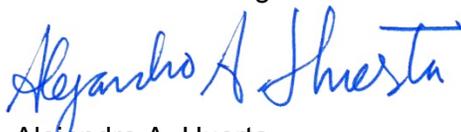
The City will consider all written comments regarding the potential environmental effects of the Project and issues to be addressed in the EIR. **Written comments must be submitted by 4:00 P.M., August 14, 2017.** Written comments will also be accepted at the scoping meeting described above.

Please direct your comments to:

Mail: Alejandro A. Huerta  
City of Los Angeles, Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012  
E-mail: [alejandro.huerta@lacity.org](mailto:alejandro.huerta@lacity.org)

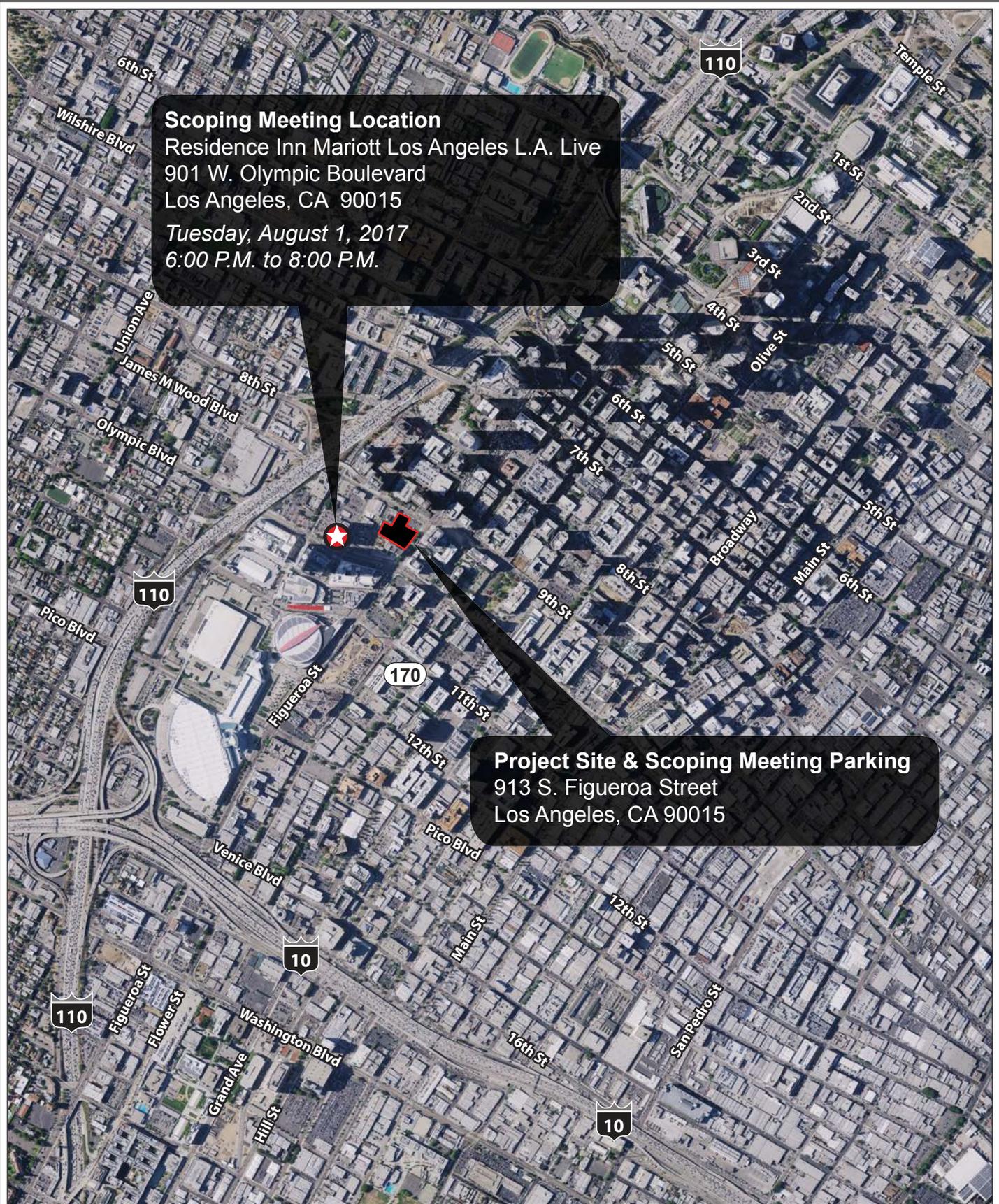
**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, 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. ***Puede obtener información en Español acerca de esta junta llamando al (213) 978-1454.***

VINCENT P. BERTONI, AICP  
Director of Planning



Alejandro A. Huerta  
Major Projects Section  
Department of City Planning  
(213) 978-1454

**Attachments:**  
Project Location Map & Scoping Meeting Location  
Program Diagram

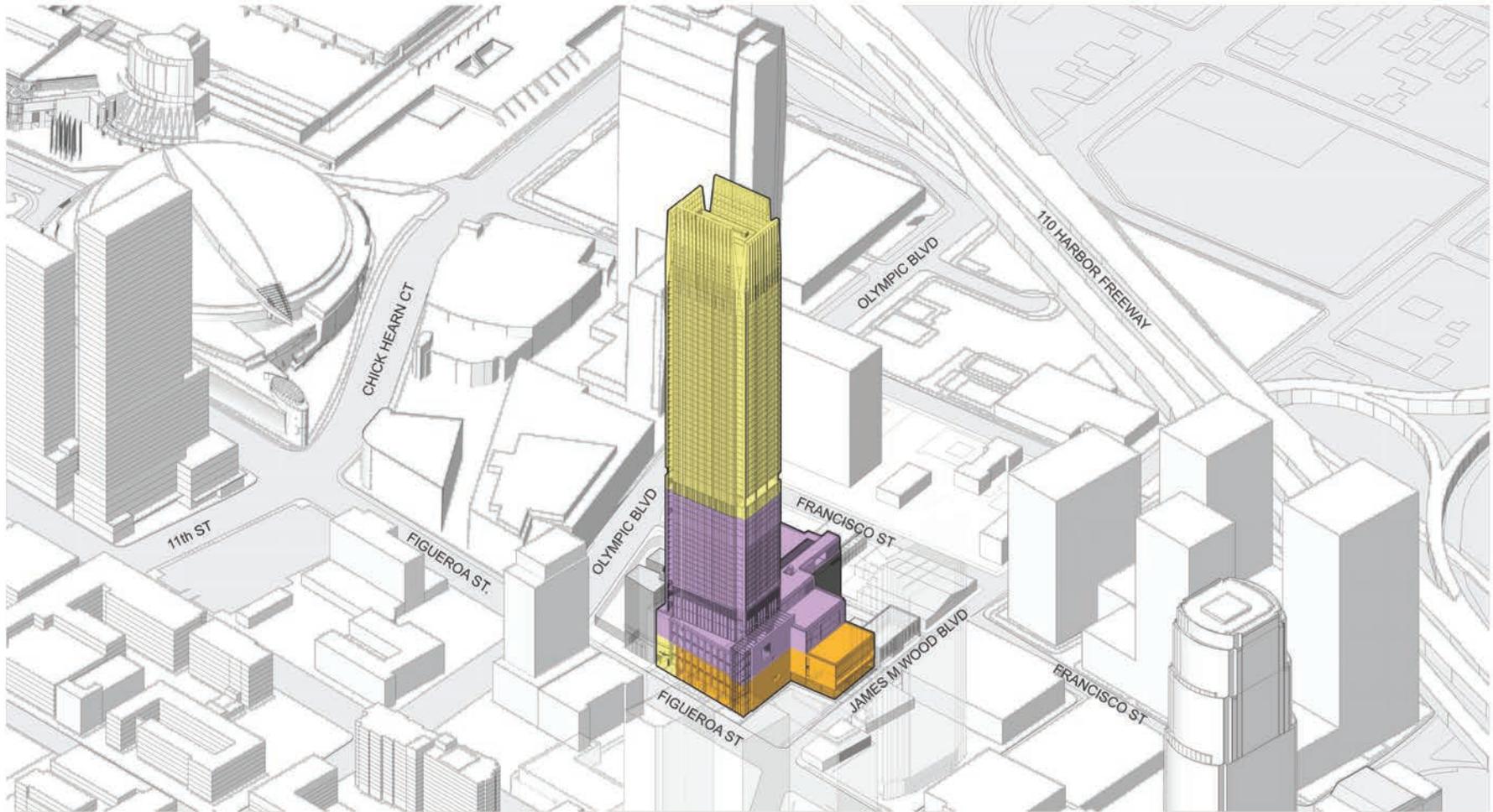


**Scoping Meeting Location**  
 Residence Inn Marriott Los Angeles L.A. Live  
 901 W. Olympic Boulevard  
 Los Angeles, CA 90015  
 Tuesday, August 1, 2017  
 6:00 P.M. to 8:00 P.M.

**Project Site & Scoping Meeting Parking**  
 913 S. Figueroa Street  
 Los Angeles, CA 90015

Scoping Meeting Location Map  
 Mapa de Ubicacion de la Reunion Publica

Source: Apple Maps, 2017.



- KEY**
- RESIDENTIAL  
535,588 SQ FT
  - HOTEL  
365,272 SQ FT
  - COMMERCIAL  
94,080 SQ FT

Program Diagram

Source: CallisonRTKL, Inc., 2017.