



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

**November 8, 2018**

**ENVIRONMENTAL CASE NO.:** ENV-2016-3400-EIR  
**PROJECT NAME:** **Palmetto Mixed-Use Project**  
**PROJECT APPLICANT:** Colorado Nour, LLC.  
**PROJECT ADDRESS:** 527 South Colyton Street (527-547 S. Colyton Street; 1147 E. Palmetto Street; and 536-542 S. Seaton Street), Los Angeles, CA 90013  
**COMMUNITY PLAN AREA:** Central City North  
**COUNCIL DISTRICT:** 14 - Huizar  
**PUBLIC COMMENT PERIOD:** **November 8, 2018 – December 10, 2018**  
**SCOPING MEETING:** **Thursday, November 29, 2018, 6:00 p.m. - 8:00 p.m.** See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Palmetto Mixed-Use 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 comprised of 1.38 acres (59,978 square feet) located at 527 South Colyton Street and within the Arts District neighborhood of downtown Los Angeles. The site fronts the north side of Palmetto Street, the west side of Colyton Street, and the east side of Seaton Street, and is located directly west of the Los Angeles Department of Water and Power La Kretz Innovation Campus. Currently, the site is partially improved with an industrial warehouse building totaling 10,012 square feet of floor area. The building is currently vacant and the remainder of the site is paved and fenced.

*(See attached Project Location Map)*

**PROJECT DESCRIPTION:** The proposed project is an infill 12-story mixed-use development, consisting of 310 live/work residential units (including 30 units set aside for Very-Low Income housing), up to 27,401 square feet of commercial uses (including retail, restaurant, art production and exhibition spaces), 32,315 square feet of open space amenities, and a two-level subterranean parking garage, located on a 1.38 acre (59,978 square foot) site. The project has a maximum building height of 148.5 feet and a total building floor area of 320,617 square feet. The project involves demolition of an existing 10,012 square foot warehouse building, site excavation up to a depth of 37.5 feet, and the export of approximately 50,000 cubic yards of soil.

**EXISTING USES TO BE REMOVED**

| Existing Uses               | Sizes     |
|-----------------------------|-----------|
| <b>Industrial Land Uses</b> |           |
| Warehouse                   | 10,012 sf |

**PROPOSED USES**

| Proposed Uses                | Maximum Sizes |
|------------------------------|---------------|
| <b>Commercial Land Uses</b>  |               |
| Total Commercial             | 27,401 sf     |
| <b>Residential Land Uses</b> |               |
| Live/Work                    | 310 units     |
| Total Residential            | 293,216 sf    |
| <b>Open Space</b>            |               |
| Total Open Space             | 32,315 sf     |

**REQUESTED ACTIONS:**

1. **General Plan Amendment** to the Central City North Community Plan to redesignate the site from the Heavy Industrial to Regional Commercial land use;
2. **Vesting Zone Change and Height District Change** from M3-1-RIO (Heavy Industrial Zone, Height District 1, River Improvement Overlay District) to (T)(Q)C2-2D-RIO (Commercial Zone, Height District 2 with Development Limitations, River Improvement Overlay District), to facilitate an increase in the floor area ratio (FAR) of up to 6:1 and an increase in building height up to 150 feet and 12 stories, including 11% of the base density units set aside for Very-Low Income Households;
3. **Conditional Use Permit** for a Housing Development Project with a density bonus increase greater than the maximum permitted, for a total of 310 units;
4. **Master Conditional Use Permit** for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption at a maximum of five establishments;
5. **Site Plan Review** for a development project which creates over 50 dwelling units;
6. **Vesting Tentative Tract Map** for subdivision of the site; and
7. **Haul Route** for the export of up to 50,000 cubic yards of soil.

**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 be addressed in the EIR: Air Quality, Cultural Resources, Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Public Services (fire, police, and parks), Recreation, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems (wastewater, water supply, solid waste).

**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 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 Public Scoping Meeting. No decisions about the Project will be made at the Public 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:** Thursday, November 29, 2018  
**Time:** 6:00 p.m. – 8:00 p.m.  
**Location:** 1131 E. 5th Street, Los Angeles, CA 90013  
**Free Parking is available at 525 S. Hewitt Street, Los Angeles, CA 90013.**

**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, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. 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", and then clicking on the document links below the Project title.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. , and submit them in writing by **Monday, December 10, 2018, no later than 4:00 p.m.** Written comments will also be accepted at the Public Scoping Meeting described above.

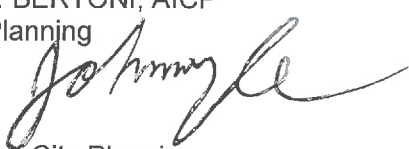
Please direct your comments to:

**Mail:** Johnny Le  
City of Los Angeles, Department of City Planning  
221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012  
**E-mail:** [johnny.le@lacity.org](mailto:johnny.le@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.

VINCENT P. BERTONI, AICP  
Director of Planning

Johnny Le  
Department of City Planning  
(213) 847-3627



**Attachments: Project Location Map, Conceptual Site Plan, Scoping Meeting Location Map**



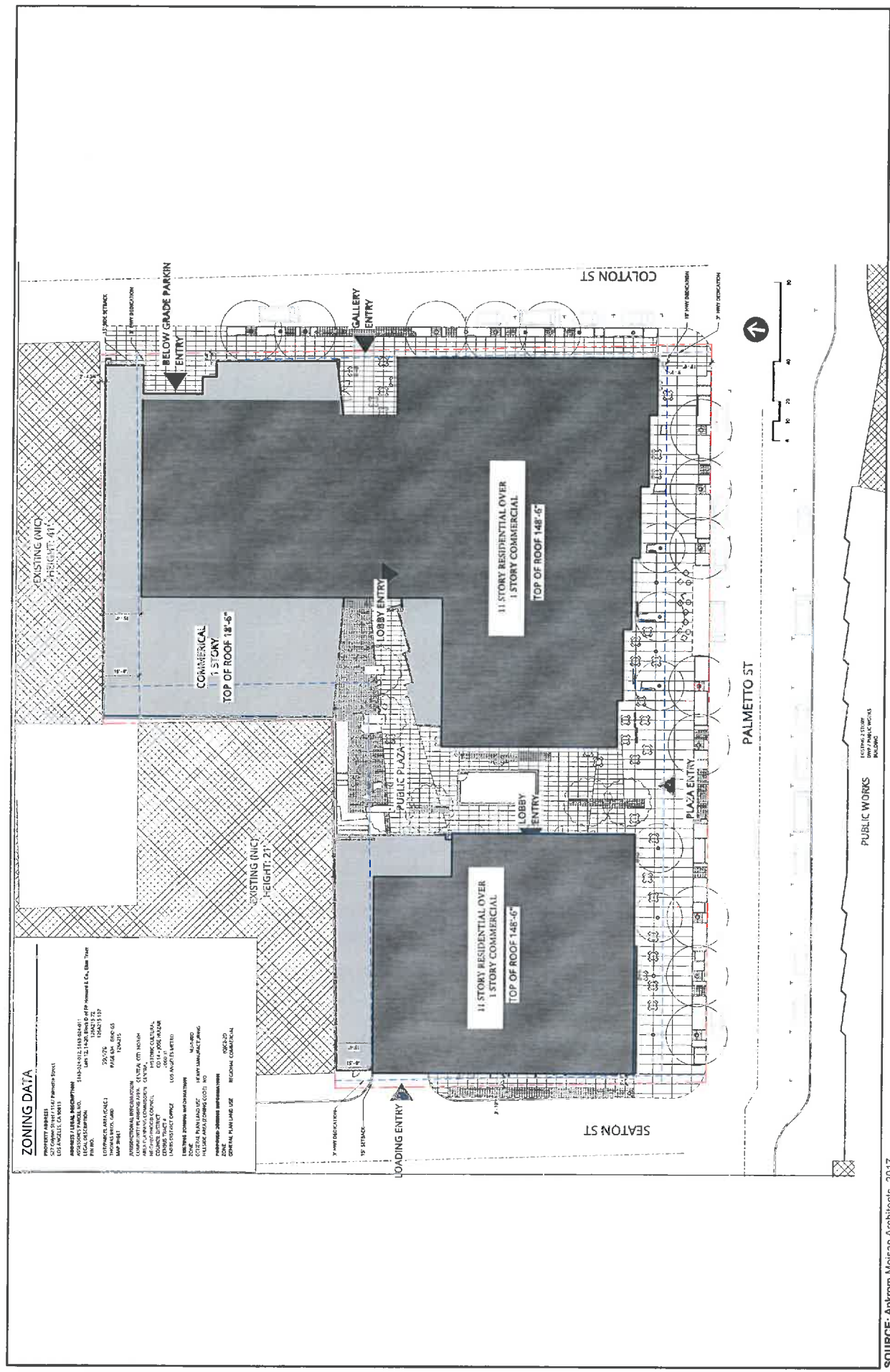


SOURCE: Impact Sciences, Inc., August 2014

FIGURE 1

Regional and Project Vicinity Map





**ZONING DATA**  
 PROPERTY ADDRESS: 170 Palmetto Street  
 CITY: Palmerton  
 COUNTY: Lehigh  
 ZIP: 18048  
**APPLICABLE ZONING DESCRIPTIONS:**  
 R-1 (RESIDENTIAL SINGLE-FAMILY)  
 R-2 (RESIDENTIAL SINGLE-FAMILY)  
 R-3 (RESIDENTIAL SINGLE-FAMILY)  
 R-4 (RESIDENTIAL SINGLE-FAMILY)  
 R-5 (RESIDENTIAL SINGLE-FAMILY)  
**APPLICABLE ZONING REGULATIONS:**  
 SETBACKS: 10'-0" (FRONT), 5'-0" (SIDE/REAR)  
 HEIGHT: 25'-0" (MAXIMUM)  
 AREA: 120,000 S.F. (MAXIMUM)  
 FLOOR AREA: 100,000 S.F. (MAXIMUM)  
**APPLICABLE ZONING REGULATIONS (CONT.):**  
 USES PERMITTED: RESIDENTIAL, COMMERCIAL, OFFICE, PROFESSIONAL  
 USES PROHIBITED: MANUFACTURING, STORAGE, USES REQUIRING SPECIAL PERMITS

SOURCE: Antröm Moisan Architects, 2017

FIGURE 2

Project Site Plan



**Scoping Session Location**  
**1131 E. 5<sup>th</sup> Street**



**Entrance**

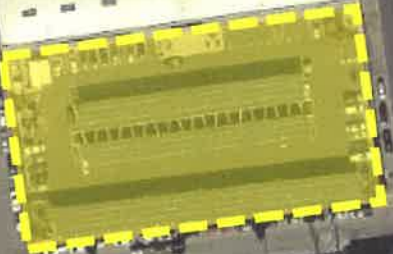
**E. 5th Street**

**Hewitt Street**

**Public Parking**  
**525 S. Hewitt Street**



**Project Site**



**Palmetto Street**

**Alameda Street**

**Seaton Street**

**Colyton Street**