

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017021051

Project Title: 2800 Castias Avenue Project (formerly Bow Tie Yard Lofts Project) [ENV-2016-2862-EIR]

Lead Agency: City of Los Angeles

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Project Location: Los Angeles
City

Los Angeles
County

Project Description (Proposed actions, location, and/or consequences).

The Applicant proposes the development of a mixed-use project in the Northeast Los Angeles Community Plan area that would consist of five buildings with a total of 419 multi-family residential units (approximately 423,872 square feet) and approximately 64,000 square feet of commercial space. The 5.7-acre Project Site is located at the terminus of Casitas Avenue in Glassell Park in Northeast Los Angeles. The proposed residential units would include a combination of 119 studios, 220 one-bedroom, and 80 two-bedroom units in four buildings ranging from five to six stories (60 to 81 feet above grade). Eleven percent of the base-density residential units (approximately 35 units) would be reserved as Very Low Income Units. Commercial uses on-site may include a mix of restaurant uses, office space, and an approximate 42,000 square foot urban farm. A seven-story (85 feet above grade) parking garage on the northwest end of the Project Site would provide 720 on-site parking spaces on levels one through six. The seventh level of the parking structure would include an urban farm/greenhouse. The Proposed Project would provide required on-site vehicle and bicycle parking spaces pursuant to the LAMC. Open space areas and recreational amenities would include approximately 58,176 square feet.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Implementation of the proposed Project would result in significant and unavoidable Project-level impacts related to vehicle miles traveled (VMT) impacts for both Household VMT per Capita and Work VMT per Employee, and roadway noise on local street segments. Consistent with City policies on sustainability and smart growth and with DOT's trip reduction and multi-modal transportation goals, the project's mitigation program first focuses on developing a TDM Program and Neighborhood Enhancements for pedestrian network improvements.

In addition, the proposed Project would result in significant and unavoidable cumulative impacts related to cumulative construction noise and cumulative roadway noise. No feasible mitigation measures have been identified to effectively mitigate the significant operational roadway noise impacts that are projected to occur. Measures, such as speed humps, curb extensions, and bulbouts, could be employed to slow down traffic. However, they would be unlikely to divert any traffic. Speed humps would also have the undesirable effect on increasing noise on local streets. As such, these measures would be ineffective in addressing the Project's roadway noise impacts and are not recommended.

All other impacts associated with the Project would be less than significant or reduced with mitigation to less than significant.

See attached CD with electronic copies of the Draft EIR and Technical Appendices.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

During the NOP comment period, public comments were received regarding general concerns regarding the proposed Project and environmental impacts to be addressed in the EIR. The predominant areas of concern raised during the NOP comment period include: increased construction and operational traffic impacts, biological impacts to the Los Angeles River, and aesthetic impacts and views in the area.

Provide a list of the responsible or trustee agencies for the project.

Regional Water Quality Board, Los Angeles Region 4
Caltrans District 7
Native American Heritage Commission
Air Quality Board
Department of Parks and Recreation
SWRCB: Water Rights
Department of Toxic Substances Control