



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

## Memorandum

**Date:** February 18, 2020  
**To:** All Reviewing Agencies  
**From:** Scott Morgan, Director  
**Re:** SCH # 2017021051  
**2800 Casitas Avenue Project (formerly "Bow Tie Yard Lofts Project")**

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Pursuant to the attached letter, the Lead Agency has *extended* the review period for the above referenced project to **March 30, 2020** to accommodate the review process. All other project information remains the same.

cc: Erin Strelch  
City of Los Angeles Department of City Planning  
221 N. Figueroa Street, Room 1350  
Los Angeles, CA 90012



# NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

February 14, 2020

## NOTICE OF EXTENSION

THE FINAL DAY OF THE COMMENT PERIOD FOR DRAFT EIR CASE NO. ENV-2016-2862-EIR (SCH NO. 2017021051) HAS BEEN EXTENDED FROM MARCH 16, 2020 TO MARCH 30, 2020

**ENVIRONMENTAL CASE NO.:** ENV-2016-2862-EIR  
**STATE CLEARINGHOUSE NO.:** 2017021051  
**PROJECT NAME:** 2800 Casitas Avenue Project  
**PROJECT APPLICANT:** 2800 Casitas, LLC  
**PROJECT ADDRESS:** 2750-2800 W. Casitas Avenue, Los Angeles, CA 90039  
**COMMUNITY PLAN AREA:** Northeast Los Angeles Community Plan  
**COUNCIL DISTRICT:** 1 - Cedillo  
**PUBLIC COMMENT PERIOD:** January 30, 2020 – ~~March 16, 2020~~ March 30, 2020

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed 2800 Casitas Avenue Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

### PROJECT DESCRIPTION:

The 2800 Casitas Avenue Project ("proposed Project"), formerly referred to as the Bow Tie Yard Lofts Project, would involve the demolition of an existing 117,000-square-foot manufacturing/ warehouse/production building on the approximately 5.7-acre (248,190 square feet) Project Site. The Project would construct a new mixed-use development, consisting of five buildings with up to 419 multi-family residential units, up to 64,000 square feet of commercial space, and a multi-story parking structure. Commercial uses on-site would include a mix of restaurant uses, office space, and a rooftop urban farm/greenhouse. The Project's residential and commercial uses would comprise up to 487,872 square feet of total floor area. The proposed residential units would include a combination of 119 studios, 220 one-bedroom units, and 80 two-bedroom units in four buildings ranging from five to six stories with a maximum height of 85 feet above grade. Eleven percent of the base-density residential units (approximately 35 units) would be reserved as Very Low-Income Units. A seven-story (85-foot high) 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. Open space areas and recreational amenities would include approximately 58,176 square feet.

### ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable Project-level impacts related to transportation (vehicle miles traveled (VMT) impacts) and roadway noise on local street segments. The Project would also result in significant and unavoidable cumulative impacts related to VMT

traffic impacts, cumulative construction noise and cumulative roadway noise. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

#### FILE REVIEW AND COMMENTS:

The Draft EIR and the documents referenced in the Draft EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. Please contact the Staff Planner listed below to schedule an appointment.

The Draft EIR is available online at the Department of City Planning's website at <https://planning4la.org/development-services/eir> and available at the following library branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Silver Lake Branch Library, 2411 Glendale Boulevard, Los Angeles, CA 90039
- 3) Atwater Village Branch Library, 3379 Glendale Boulevard, Los Angeles, CA 90038
- 4) Cypress Park Branch Library, 1150 Cypress Avenue, Los Angeles, CA 90065

The Draft EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact Erin Strelch at (213) 847-3626 to purchase copies.

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **Monday, March 30, 2020 no later than 4:00 p.m.**

Please direct your comments to:

**Mail:** Erin Strelch  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012

**E-mail:** Erin.Strelch@lacity.org

VINCENT P. BERTONI, AICP  
Director of Planning



Erin Strelch  
Major Projects Section  
Department of City Planning  
213-847-3626

Governor's Office of Planning & Research

FEB 18 2020

STATE CLEARINGHOUSE

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