

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2017031018

Project Title: 5th and Hill Project

Lead Agency: City of Los Angeles, Department of City Planning

Contact Person: Kathleen King

Mailing Address: 221 N. Figueroa Street, Suite 1350

Phone: 213-847-3624

City: Los Angeles

Zip: 90012

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Los Angeles

Cross Streets: 5th Street and Hill Street

Zip Code: 90013

Longitude/Latitude (degrees, minutes and seconds): 34 ° 2 ' 56 " N / 118 ° 15 ' 03 " W Total Acres: 0.38

Assessor's Parcel No.: 5149026007, -009, -011

Section: 28

Twp.: 1S

Range: 13W

Base: Hollywood

Within 2 Miles: State Hwy #: 10

Waterways: Los Angeles River

Airports: None

Railways: Metro, Amtrak, Metrolink

Schools: Contreras, Belmont

Document Type:

CEQA: ☐ NOP

☐ Early Cons

☐ Neg Dec

☐ Mit Neg Dec

☐ Draft EIR

☐ Supplement/Subsequent EIR

(Prior SCH No.)

Other: Final EIR

NEPA: ☐ NOI

☐ EA

☐ Draft EIS

Government of Planning & Research

Other: ☐ Joint Document

☐ Final Document

☐ Other:

Local Action Type:

☐ General Plan Update

☐ General Plan Amendment

☐ General Plan Element

☐ Community Plan

☐ Specific Plan

☐ Master Plan

☐ Planned Unit Development

☒ Site Plan

☐ Rezone

☐ Prezone

☐ Use Permit

☒ Land Division (Subdivision, etc.)

☐ Annexation

☐ Redevelopment

☐ Coastal Permit

☒ Other: MCUP

Development Type:

☒ Residential: Units 160

Acres

☐ Office: Sq.ft.

Acres

Employees

☒ Commercial: Sq.ft. 29,232

Acres

Employees

☐ Industrial: Sq.ft.

Acres

Employees

☐ Educational:

☐ Recreational:

☐ Water Facilities: Type

MGD

☐ Transportation: Type

☐ Mining: Mineral

☐ Power: Type

MW

☐ Waste Treatment: Type

MGD

☐ Hazardous Waste: Type

☒ Other: Hotel: 190 rooms

Project Issues Discussed in Document:

☐ Aesthetic/Visual

☐ Agricultural Land

☒ Air Quality

☒ Archeological/Historical

☐ Biological Resources

☐ Coastal Zone

☒ Drainage/Absorption

☐ Economic/Jobs

☐ Fiscal

☐ Flood Plain/Flooding

☐ Forest Land/Fire Hazard

☒ Geologic/Seismic

☐ Minerals

☒ Noise

☒ Population/Housing Balance

☒ Public Services/Facilities

☒ Recreation/Parks

☒ Schools/Universities

☐ Septic Systems

☐ Sewer Capacity

☒ Soil Erosion/Compaction/Grading

☒ Solid Waste

☒ Toxic/Hazardous

☒ Traffic/Circulation

☐ Vegetation

☒ Water Quality

☒ Water Supply/Groundwater

☐ Wetland/Riparian

☐ Growth Inducement

☒ Land Use

☒ Cumulative Effects

☐ Other:

Present Land Use/Zoning/General Plan Designation:

Vacant / Regional Center Commercial / C2-4D

Project Description: (please use a separate page if necessary)

The Project proposes to develop a mixed-use development (Project) on a 0.38-acre site located at 319-323 5th Street and 440-442 S. Hill Street (Project Site) within the Central City Community Plan area. The Project would result in the development of a vacant site with a high-rise mixed-use building consisting of a mix of optional hotel use and residential condominiums, with restaurant and bar uses, as well as associated parking and amenities. The applicant is requesting two programming options to provide flexibility due to changing market demands: Option A with hotel, residential, bar, and restaurant uses; and Option B with residential, bar, and restaurant uses. The proposed uses would be located within a 53 story building that would comprise up to 260,689 square feet of floor area under Option A and 260,689 square feet of floor area under Option B.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

- 2019

SCH COMPLIANCE

- 2019

Project Sent to the following State Agencies

☒ Resources

☐ Boating & Waterways

☐ Central Valley Flood Prot.

☐ Coastal Comm

☐ Colorado Rvr Bd

☐ Conservation

☒ CDFW # 5

☐ Cal Fire

☐ Historic Preservation

☒ Parks & Rec

☐ Bay Cons & Dev Comm.

☒ DWR

Cal EPA

☐ ARB: Airport & Freight

☐ ARB: Transportation Projects

☐ ARB: Major Industrial/Energy

☐ Resources, Recycl. & Recovery

☒ SWRCB: Div. of Drinking Water

☐ SWRCB: Div. Drinking Wtr #

☒ SWRCB: Div. Financial Assist.

☐ SWRCB: Wtr Quality

☐ SWRCB: Wtr Rights

☒ Reg. WQCB # 4

☐ Toxic Sub Ctrl-CTC

Yth/Adlt Corrections

Corrections

Independent Comm

☐ Delta Protection Comm

☐ Delta Stewardship Council

☐ Energy Commission

☒ NAHC

☒ Public Utilities Comm

☐ Santa Monica Bay Restoration

☒ State Lands Comm

☐ Tahoe Rgl Plan Agency

☒ Baldwin Hills

Conservancy

☒ Other: San Gabriel I & J...

CalSTA

☐ Aeronautics

☒ CHP

☒ Caltrans # 7

☐ Trans Planning

Other

☐ Education

☐ Food & Agriculture

☐ HCD

☒ OES

State/Consumer Svcs

General Services

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: _____

Please forward late comments directly to the Lead Agency

AQMD/APCD

33

(Resources: 4 / 27)

FXI

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #7	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #4
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date April 26, 2019 Ending Date Final EIR

Lead Agency (Complete if applicable):

Consulting Firm: CAJA Environmental Services, LLC
Address: 15350 Sherman Way, Suite 315
City/State/Zip: Van Nuys, CA 91406
Contact: Seth Wulkan
Phone: 310-469-6704

Applicant: JMF Development, LLC
Address: 448 S. Hill Street, Suite 608
City/State/Zip: Los Angeles, CA 90013
Phone: 213-622-2929

Signature of Lead Agency Representative

Date: 04/22/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

April 26, 2019

ENVIRONMENTAL CASE NO.: ENV-2016-3766-EIR
STATE CLEARINGHOUSE NO.: 2017031018
PROJECT NAME: 5th and Hill Project
PROJECT APPLICANT: JMF Enterprises V, LLC
PROJECT ADDRESS: 319-323 5th Street and 440-442 South Hill Street, Los Angeles, California, 90013
COMMUNITY PLAN AREA: Central City
COUNCIL DISTRICT: Huizar

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared an Environmental Impact Report (EIR) for the proposed 5th and Hill Project (Project) to assess potential environmental impacts. An EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of CEQA, for a 47-day public review period from November 1, 2018 to December 17, 2018.

The Final EIR was released on April 26, 2019 and includes responses to comments received during the public review period and text revisions to the Draft EIR in response to input received. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be included in the case file for the record and will be provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

PROJECT DESCRIPTION: The Project would develop a vacant site with a mixed-use development consisting of optional hotel use and residential condominiums, with restaurant and bar uses, as well as associated parking and amenities. The applicant is requesting two programming options: Option A with hotel, residential, bar, and restaurant uses; and Option B with residential, bar, and restaurant uses. The proposed uses would be located within a 53-story building comprised of up to 260,689 square feet of floor area on a 16,663 square-foot (0.38-acre) lot, for a total floor area ratio (FAR) of 13:1. The details of each option are shown in the table on the following page.

Project Summary

Use	Option A	Option B
Floor Area	260,689 sf	260,689 sf
Footprint	16,039 sf	16,039 sf
Residential - Condominiums	31 units: 16 two-bedroom 14 three-bedroom 1 four-bedroom	160 units: 87 one-bedroom 52 two-bedroom 20 three-bedroom 1 four-bedroom
Hotel	190 rooms 10,000 sf ballroom	-
Amenities associated with the residential and/or hotel	2,242 sf fitness 2,400 sf pool deck	2,119 sf fitness 2,400 sf pool deck 3,358 sf roof garden
Meeting Space	6,119 sf	-
Commercial - Restaurant	29,232 sf	20,431 sf
Vehicle Parking	126 spaces	187 spaces

FILE REVIEW AND COMMENTS:


The Final EIR and the documents referenced in the Final EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa St., 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.

The Final EIR is also available online at the Department of City Planning's website at <http://planning.lacity.org> (click on the "Environmental Review" tab on the left-hand side, then "Final EIR", and click on the Project title); and copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Chinatown Branch Library, 639 N. Hill Street, Los Angeles, CA 90012
- 3) Echo Park Library, 1410 W. Temple Street, Los Angeles, CA 90026
- 4) Felipe de Neve Branch Library, 2820 W. 6th Street, Los Angeles, CA 90057
- 5) Little Tokyo Branch Library, 203 S. Los Angeles Street, Los Angeles, CA 90012
- 6) Pico Union Branch Library, 1030 S. Alvarado Street, Los Angeles, CA 90006

The Final EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact Kathleen King at (213) 847-3624 to purchase copies.

VINCENT P. BERTONI, AICP
Director of Planning


Kathleen King
Major Projects Section
Department of City Planning
(213) 847-3624

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1454.