

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 #2017041012

Project Title: Arts District Center

Lead Agency: City of Los Angeles Contact Person: William Lamborn
Mailing Address: 221 North Figueroa Street, Suite 1350 Phone: 213-847-3637
City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles
Cross Streets: 5th Street and Seaton Street Zip Code: 90013
Longitude/Latitude (degrees, minutes and seconds): 34 ° 2 ' 30.5 " N / 118 ° 14 ' 12.6 " W Total Acres: 1.05
Assessor's Parcel No.: 5163-025-009 Section: 9 Twp.: 1S Range: 13W Base: San Bern
Within 2 Miles: State Hwy #: US 101, I-5, I-10, US 60/79 Waterways: Los Angeles River
Airports: none Railways: UPRR, ATSF, SPRR Schools: Mendez HS, Metropolitan

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other: Final EIR [ ] FONSI

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [x] Rezone [ ] Annexation
[x] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [x] Use Permit [ ] Coastal Permit
[ ] Community Plan [x] Site Plan [ ] Land Division (Subdivision, etc.) [x] Other: Vesting TTM

Development Type:

- [x] Residential: Units 129 Acres 4.61
[ ] Office: Sq.ft. Acres Employees
[x] Commercial: Sq.ft. 81,326 Acres 1.86 Employees 241
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type
[ ] Waste Treatment: Type
[ ] Hazardous Waste: Type
[ ] Other: Hotel - 113 rooms

Governor's Office of Planning & Research

SEP 12 2010

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Project Issues Discussed in Document:

- [x] Aesthetic/Visual [ ] Fiscal [x] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [x] Water Quality
[x] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[ ] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[ ] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[x] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [x] Other: Tribal, GHG

Present Land Use/Zoning/General Plan Designation:

M3-1-RIO/Heavy Industrial

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

The Project includes demolition and removal of all existing uses on the Project Site and development of the site with a new mixed-use building, including 129 live/work condominium units (including 11% Very Low Income units), a 113-room hotel, and 81,326 square feet of commercial space to be used for art galleries, retail, restaurant, and artist collaborative space. The building would be 12 stories (164 feet) in height. The Project includes 304 automobile parking spaces in two of three subterranean levels. The additional subterranean level would include 170 long-term and 54 short-term bicycle parking spaces and storage space.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**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".

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| <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 type="checkbox"/> Caltrans District #7                        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input 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 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 checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of             |  |
| <input type="checkbox"/> Health Services, Department of              | Other: _____   |
| <input type="checkbox"/> Housing & Community Development             | Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date N/A Ending Date N/A  
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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>CAJA Environmental Services</u>	Applicant: <u>Arts District Development, LLC</u>
Address: <u>15350 Sherman Way, Suite 315</u>	Address: <u>1129 E. 5th Street</u>
City/State/Zip: <u>Van Nuys, CA 91406</u>	City/State/Zip: <u>Los Angeles, CA 90013</u>
Contact: <u>Kerrie Nicholson</u>	Phone: <u>818-967-7693</u>
Phone: <u>310-469-6706</u>	

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 Signature of Lead Agency Representative:  Date: 9/10/19

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