



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

May 10, 2019

ENVIRONMENTAL CASE NO.:	ENV-2017-506-EIR
PROJECT NAME:	8th, Grand and Hope
PROJECT APPLICANT:	Mitsui Fudosan America
PROJECT ADDRESS:	754 S. Hope Street and 609 and 625 W. 8th Street, Los Angeles, CA 90017
COMMUNITY PLAN AREA:	Central City
COUNCIL DISTRICT:	14—Huizar
PUBLIC COMMENT PERIOD:	May 10, 2019 – June 11, 2019
SCOPING MEETING:	May 29, 2019, 5:00 P.M.–7:00 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 8th, Grand and Hope 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 approximately 0.83-acre Project Site is located within the Central City Community Plan Area of the City of Los Angeles and is specifically bounded by two parking structures to the north, 8th Street to the south, Grand Avenue to the east, and Hope Street to the west. The Project Site is zoned C2-4D and is currently developed with a four-level parking structure and a surface parking lot that is entirely paved. The existing parking structure and surface parking lot currently provide 324 parking spaces, which are used primarily for commercial parking by businesses in the area. (See attached Project Location Map.)

4. Director's Decision to allow 10-percent reduction in the required area for planting of ground cover, shrubs, and trees to 15 percent of the common open space provided in lieu of 25 percent of the common open space provided.
5. Zoning Administrator's Interpretation to allow tandem mechanical lift parking as proposed.
6. Vesting Tentative Tract (VTT) to merge three (3) lots and re-subdivide the land into one ground lot and airspace lots for condominium purposes creating a mixed-use development consisting of either 547 residential dwelling units, 7,499 square feet of commercial/retail/restaurant space, and 37,216 square feet of space dedicated to a school use OR 580 residential dwelling units and 7,499 square feet of commercial/retail/restaurant space:
 - a. Request to deviate from Advisory Agency policy memo AA-2000-1, which requires subdivisions to provide 2.25 parking spaces per dwelling unit. Project proposes to provide 1 parking space per residential dwelling;
7. Certification of the Environmental Impact Report; and
8. Other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to, haul route approvals, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

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, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Public Services (i.e., fire protection, police protection, and other public facilities), Transportation, Tribal Cultural Resources, and Utilities and Service Systems (i.e., water supply, electric power, and natural gas).

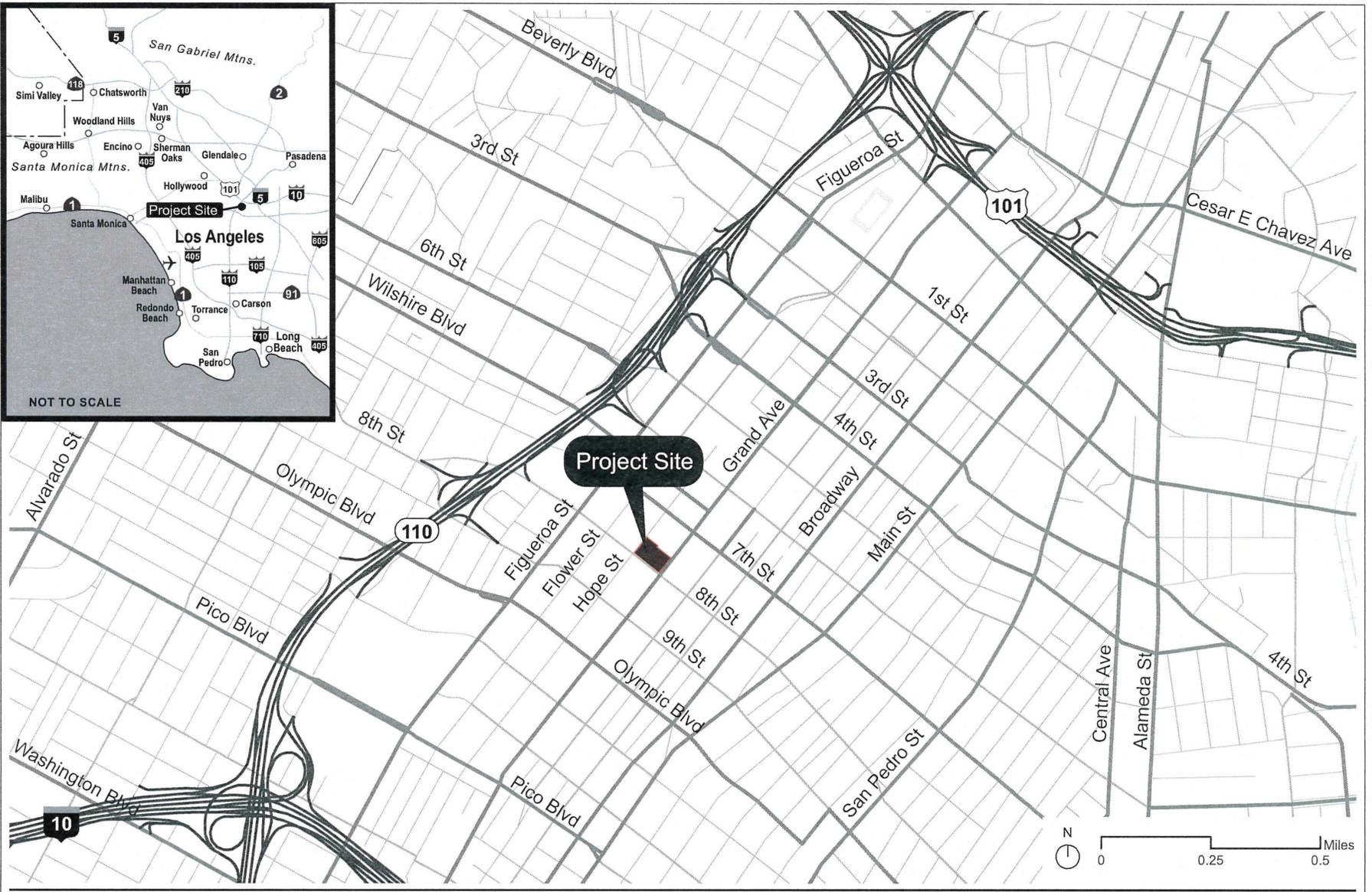
PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in an open house format to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, 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:	May 29, 2019
Time:	5:00 P.M.–7:00 P.M.
Location:	Omni Los Angeles Hotel at California Plaza Bradbury/Rose Room 251 S. Olive Street Los Angeles, CA 90012

Free parking will be available by valet service at the hotel entrance. Validation will be provided at the Bradbury/Rose Room during the Public Scoping Meeting.

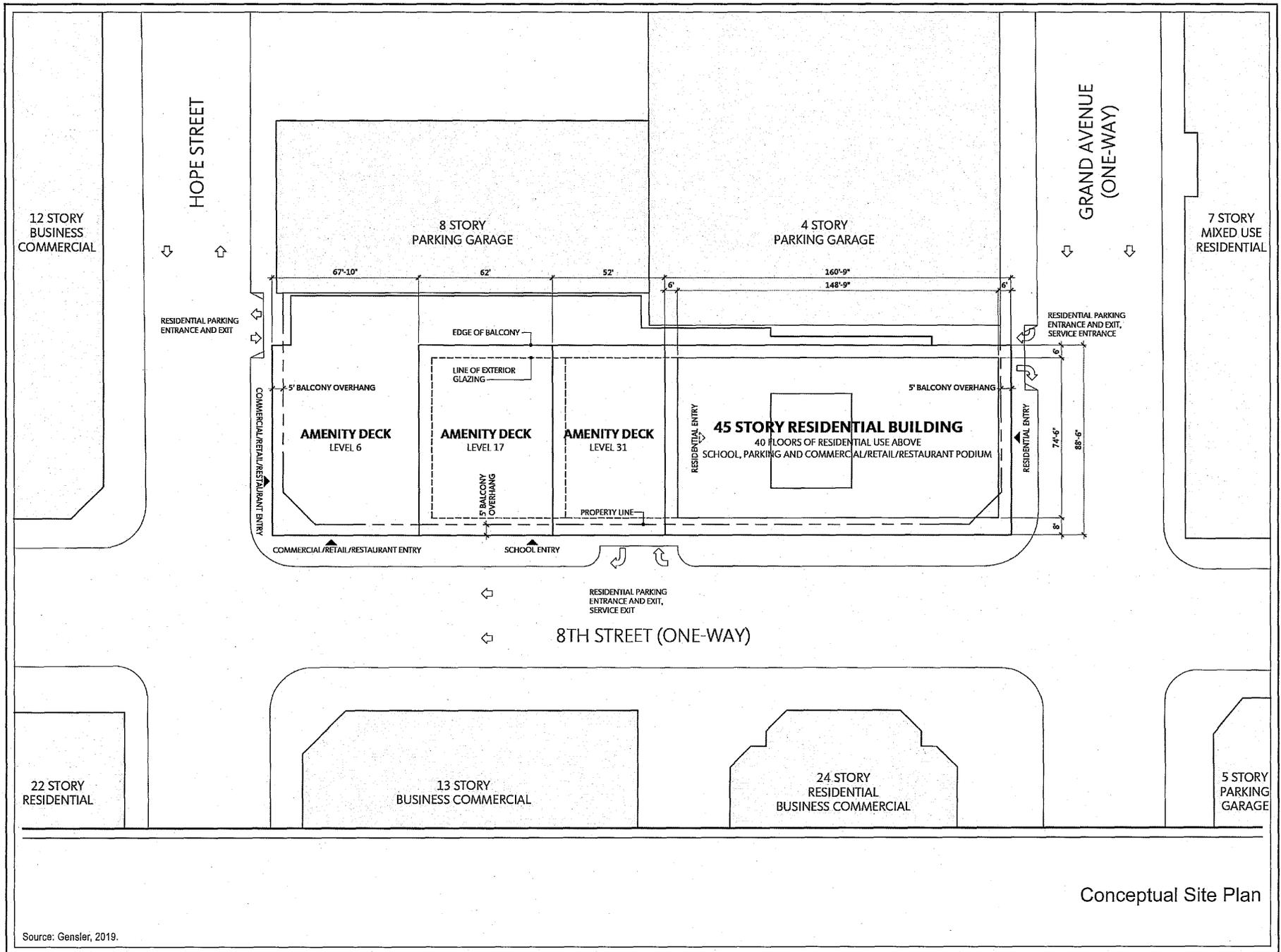
FILE REVIEW AND COMMENTS:

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



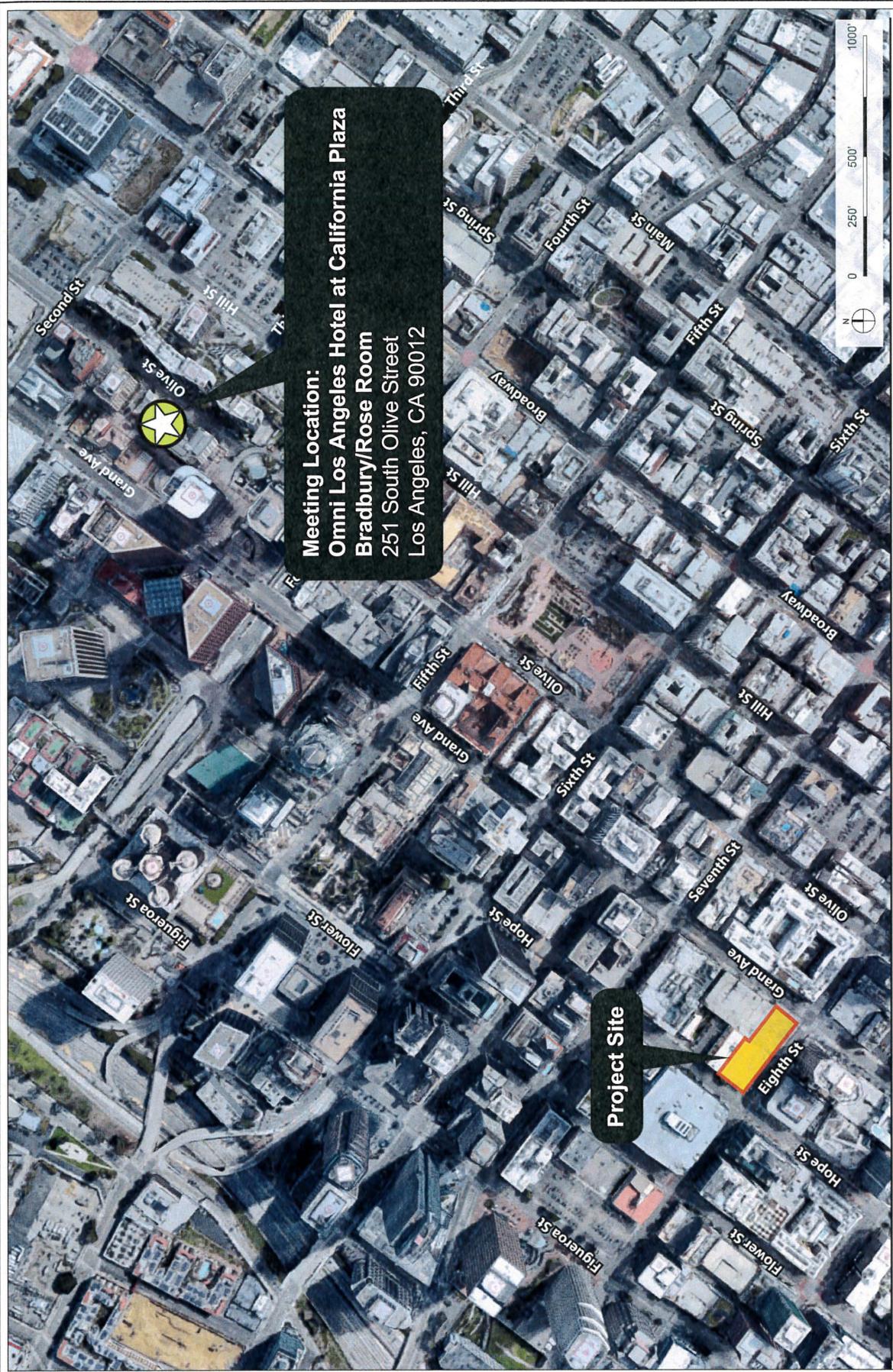
Project Location Map

Source: LA County GIS; Eyestone Environmental, 2019.



Conceptual Site Plan

Source: Gensler, 2019.



Meeting Location:
Omni Los Angeles Hotel at California Plaza
Bradbury/Rose Room
251 South Olive Street
Los Angeles, CA 90012

Project Site

Scoping Meeting Location Map

Source: Google Maps, 2018; Eyestone Environmental, 2019.