



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

February 28, 2020

ENVIRONMENTAL CASE NO.:	ENV-2018-3456-EIR
PROJECT NAME:	The Albany Project
PROJECT APPLICANT:	1330 West Pico Blvd Group, LLC
PROJECT ADDRESS:	1330 W. Pico Boulevard, 1308-1348 S. Albany Street, Los Angeles, California 90015
ADDITIONAL SIGN DISTRICT LOCATION:	1315 W. 14th Street and 1350, 1356 S. Albany Street
COMMUNITY PLAN AREA:	Westlake
COUNCIL DISTRICT:	1 - Cedillo
PUBLIC COMMENT PERIOD	February 28, 2020 – March 30, 2020
SCOPING MEETING	March 19, 2020, 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 The Albany 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 Project Site and proposed Sign District are located in the Westlake Community Plan of the City of Los Angeles (City). The Site is bounded on the north by Pico Boulevard, on the west by Albany Street, on the south by 14th Street, and on the east by the Harbor (I-110) Freeway. Existing on-site uses include a three-story office building, a single-family residence, and a church.

See attached Project Location Map.

PROJECT DESCRIPTION:

The Project involves the demolition of an approximately 150,257-square-foot, three-story office building (which has been vacant since 2016) with rooftop and surface parking located on an 114,132-gross-square-foot (2.62-acre) rectangular-shaped site and the construction of a 37-story (480-foot-tall building), 722,005-square-foot (6.45:1 FAR), mixed-use development with a five-level podium and a tower located on the north side of the Project Site. The development would include a 730-guest room hotel, 63,356 square feet of conference space, 5,405 square feet of office (hotel administration) space, 19,665 square feet of restaurant and bar use, and 9,325 square feet of spa/fitness space. Parking would be provided within four subterranean parking levels (approximately 43 feet in depth). The Project would provide short-term and long-term bicycle parking spaces located adjacent to the public right-of-way on Pico Boulevard and Albany Street and within the proposed parking levels. The Project would include the excavation and export of 168,400 cubic yards of soil from the Project Site. A City-initiated Sign District would also be implemented on the Project Site and the adjacent single-family home (1350 Albany) and church (1356 Albany Street and 1315 14th Street) sites that make up the full city block. No other change would be made to the residential use or church. The Project also would include a comprehensive signage program. The Project includes a boundary change to the Pico - Union Historic Preservation Overlay Zone to remove a portion of the site from the Historic District.

Proposed Uses

Proposed Uses	Quantity	Floor Area (sf)
Hotel	730 rooms	624,254
Ballroom		21,273
Jr. Ballroom		8,226
Meeting Rooms		26,814
Rooftop Pavilion		7,043
Conference Functions Total		63,356
Hotel Admin Office		5,405
Lobby Restaurant	87 seats	3,233
Lobby Bar	167 seats	3,117
All Day Restaurant	195 seats	7,678
Specialty Restaurant	170 seats	3,710
Rooftop Bar	473 seats	1,917
Restaurants and Bars Total		19,665
Spa/Fitness		9,325
Total		722,005
sf = square feet		

REQUESTED ACTIONS:

1. Pursuant to City Charter Section 555 and the Los Angeles Municipal Code (LAMC) Section 11.5.6, a City-Initiated General Plan Amendment from “Commercial Manufacturing” to “Regional Center Commercial” and exemption from Footnote No. 2 of the Westlake Community Plan.
2. Pursuant to LAMC Section 12.32, a City-Initiated Vesting Zone Change and Height District Change from CM-1 and CM-1-HPOZ to C2-4.
3. Pursuant to LAMC Section 12.20.3 F.3, a City-Initiated change to the boundary of the Pico-Union Historic Preservation Overlay Zone (HPOZ) to remove a portion of the Project Site from the HPOZ.
4. Pursuant to LAMC Sections 13.11, a City-Initiated Sign District on the Project Site and certain

surrounding parcels.

5. Pursuant to LAMC Section 16.05, a Site Plan Review for the development of 50 or more guest rooms or the development of 50,000 square feet or more of non-residential floor area.
6. Pursuant to LAMC Section 12.24 W.1 and W.18, a Master Conditional Use Permit for off-site and on-site sales and consumption of a full line of alcoholic beverages and live entertainment and dancing.
7. Pursuant to LAMC Section 12.24 W.18, a Conditional Use Permit for live entertainment and dancing.
8. Pursuant to LAMC Section 12.24,X.20, a Determination to permit two or more uses to share their off-street parking spaces.
9. Pursuant to LAMC Section 12.27, a Zone Variance to permit reduced short-term bicycle parking requirements.
10. Pursuant to LAMC Section 17.03 and 17.15, a Vesting Tentative Tract Map No. 82122 for the merger of 20 lots into one master lot and subdivision of 17 airspace lots; and a haul route for the export of approximately 168,400 cubic yards of soil.
11. Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, haul route permit, 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, Cultural Resources, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Public Services (fire protection and police protection), Transportation, Tribal Cultural Resources, and Utilities and Service Systems (water, wastewater, solid waste).

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: March 19, 2020
Time: 5:00 P.M.–7:00 P.M.
Location: The Pico Union Project
1153 Valencia Street
Los Angeles, CA 90015

Free parking will be available at the scoping meeting location.

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 N. Figueroa Street, Room 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. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning4la.com/development-services/eir>. Search for the EIR Project Title, "The Albany Project" or corresponding Case No. "ENV-2018-3456-EIR."

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **March 30, 2020, no later than 4:00 p.m.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

Mail: Johnny Le
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Room 1350
Los Angeles, CA 90012

Email: johnny.le@lacity.org

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP
Director of Planning

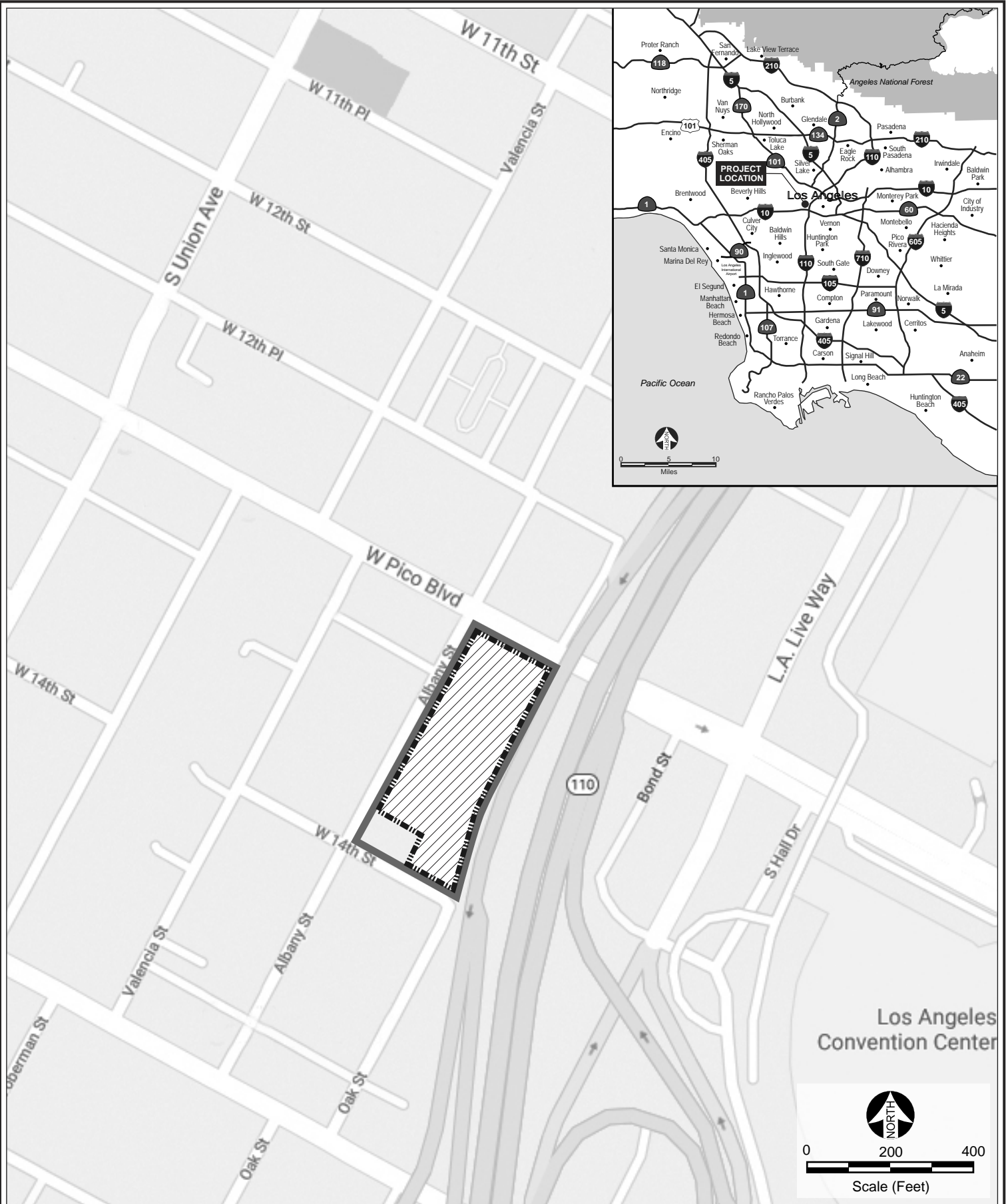


Johnny Le
Major Projects Section
Department of City Planning
(213) 847-3627



Attachments:

Vicinity Map
Site Plan (Podium Level 1)
Scoping Meeting Location

Puede obtener información en Español acerca de esta junta llamando al (213) 847-3627.

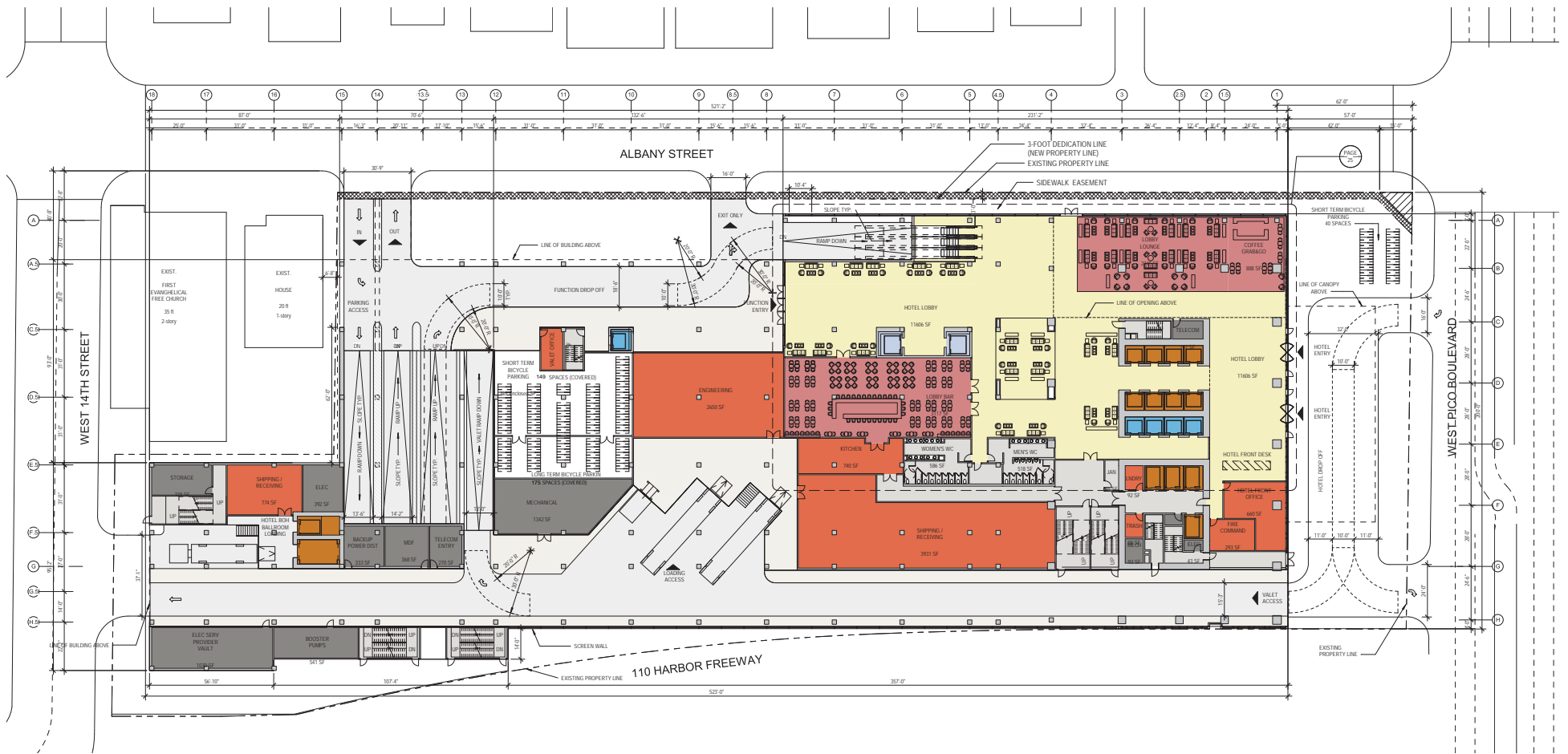


Legend

-  Proposed Sign District
-  Project Site

Source: Google Maps 2019.

Figure 1
Vicinity Map



AREA SUMMARY

Lobby Bar / Lounge / Grab & Go: 6,350 ft²
 Hotel Office: 660 ft²
 Hotel Lobby / BOH: 24,553 ft²

SEAT COUNT SUMMARY

Lobby Bar: 167 seats / Lounge: 71 seats / Grab & Go: 16 seats
 Hotel Lobby: 72 seats
 Total Seats: 326

LEGEND

- | | | |
|---|---|--|
| ● Amenities | ● Hotel Support | ● Mechanical |
| ● Building Support | ● Hotel Function Space | ● Parking |
| ● Circulation | ● Hotel Guestrooms | ● Podium Elevators |
| ● F&B | ● Hotel Circulation/Prefunction | ● Ballroom Elevators |



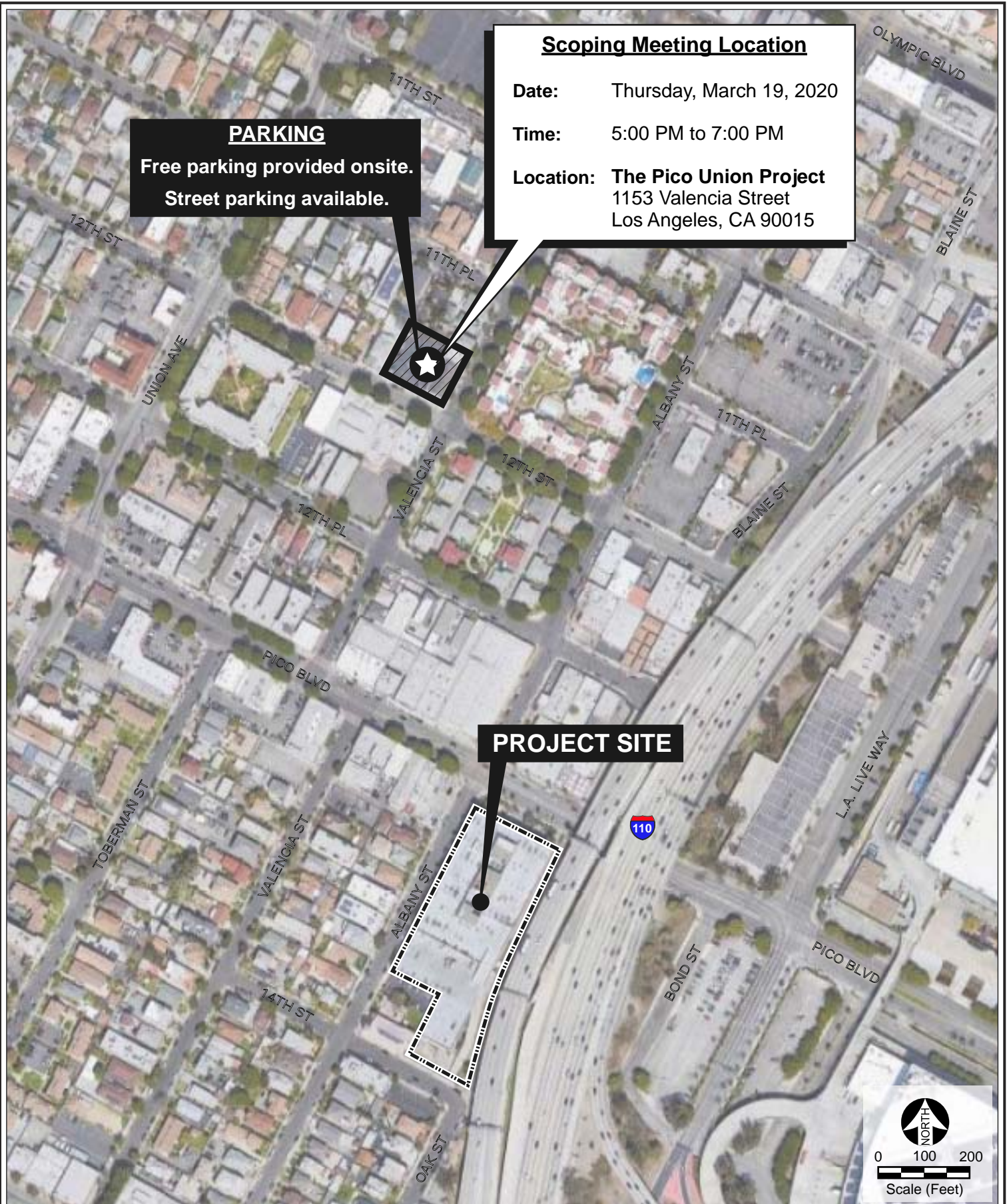


Figure 3
Scoping Meeting Location Map