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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Main Street Tower Project

Lead Agency: City of Los Angeles

Contact Name: Nuri Cho

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Project Location: City of Los Angeles, *City* Los Angeles County *County*

Project Description (Proposed actions, location, and/or consequences).

The Project Site is located in the Central City Community Plan area within the City of Los Angeles (City). The Project addresses include 1123-1161 S. Main Street and 111 W. 12th Street, Los Angeles, CA 90015.
The Project would result in the demolition of four existing commercial/retail buildings (approx. 28,110 square feet (sf) of floor area) and surface parking lot and the new construction, use, and maintenance of a 30-story (340 feet above grade) mixed-use building with 363 residential dwelling units and 12,500 sf of ground floor commercial/retail uses. The Project would include a four-story above grade parking podium with ground floor retail/commercial uses and an amenity deck and a 26-story residential tower above the amenity deck. The Proposed Project would provide a total of 373 vehicle parking spaces and 195 bicycle parking spaces in accordance with the Los Angeles Municipal Code (LAMC) requirements. Primary vehicular access for residential and commercial uses would be provided from Main Street and from the adjacent alley. The Proposed Project would provide approximately 39,601 sf of open space pursuant to the LAMC requirements. In total, the Project would include 343,447 sf of total floor area resulting in a (FAR) of 7.03:1.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The SCEA determined that all potentially significant environmental impacts can be less than significant with the implementation of Regulatory Compliance Measures, Project Design Features and Mitigation Measures. Mitigation measures were adopted for the following impact areas: Construction Noise. The Project Site is identified on the lists enumerated under Gov. Code Section 65962.5; however, the Phase II Environmental Site Assessment prepared for the Project Site determined that the subsurface soil samples taken at the Project Site do not pose a significant threat to human health or the environment and adherence to regulatory compliance measures would reduce impacts associated with hazards to less than significant levels.

Pursuant to Section 21155.2 of the PRC, this SCEA: 1) incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior applicable environmental impact reports, including the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG), and adopted in findings made pursuant to Section 21081; and 2) contains mitigation that either avoids or mitigates to a level of insignificance all potentially significant or significant effects of the Project required to be identified in the initial study prepared for the Project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

South Coast Air Quality Management District (SCAQMD),
Los Angeles Regional Water Quality Control Board (LARWQCB)