DEPARTMENT OF CITY PLANNING

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NOTICE OF INTENT TO ADOPT A SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a Sustainable Communities Environmental Assessment (SCEA) to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the Sustainable Communities Environmental Assessment to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: ENV-2018-2857-SCEA

Project Location: 1101-1115 S. Hill Street and 206-210 W. 11th Street, Los Angeles, CA 90015

Project Description: The project would remove the existing vacant warehouse on the project site and one non-protected street tree on the South Hill Street sidewalk and construct a 40-story mixed-use building with up to 319 multi-family residential condominium units, up to 160 Transient Occupancy Residential Structure (TORS) units (dwelling units with kitchens operating as a commercial hotel with occupancy for 30 days or less), and up to 3,429 sf of ground floor commercial uses. The project would include one level of subterranean parking, one level of ground floor commercial uses, three levels of aboveground parking, and 36 stories of residential and TORS uses and amenities. The ground floor commercial uses would consist of restaurant uses. Overall, the proposed high-rise building would comprise up to 491,977 sf of floor area and would reach a maximum height of 520 feet above ground level, when accounting for rooftop structures. There will be approximately 58,000 cubic yards of export.

Schedule: The City will receive public comments on SCEA beginning on February 3, 2022, ending on March 7, 2022. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the SCEA and all documents referenced are available on the Planning Department's website at <u>https://planning.lacity.org/developmentservice/environmental-review/scea</u>. You may contact Jane Choi at (213) 978-1379 or jane.choi@lacity.org to schedule an appointment to review the case file.

	Jane Choi		
Signature:	gante Citt	Date:	February 3, 2022
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