

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 #2017031018

Project Title: 5th and Hill Project

Lead Agency: City of Los Angeles, Department of City Planning Contact Person: Kathleen King
Mailing Address: 221 N. Figueroa Street, Suite 1350 Phone: 213-847-3624
City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles
Cross Streets: 5th Street and Hill Street Zip Code: 90013
Longitude/Latitude (degrees, minutes and seconds): 34 ° 2 ' 56 " N / 118 ° 15 ' 03 " W Total Acres: 0.38
Assessor's Parcel No.: 5149026007, -009, -011 Section: 28 Twp.: 1S Range: 13W Base: Hollywood
Within 2 Miles: State Hwy #: 10 Waterways: Los Angeles River
Airports: None Railways: Metro, Amtrak, Metrolink Schools: Contreras, Belmont

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

Government's Office of Planning & Research

Local Action Type:

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

APR 25 2019

STATE CLEARINGHOUSE

Development Type:

[x] Residential: Units 160 Acres
[] Office: Sq.ft. Acres Employees
[x] Commercial: Sq.ft. 29,232 Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[x] Other: Hotel: 190 rooms

Project Issues Discussed in Document:

[] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [x] 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 [] Growth Inducement
[] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Vacant / Regional Center Commercial / C2-4D

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

The Project proposes to develop a mixed-use development (Project) on a 0.38-acre site located at 319-323 5th Street and 440-442 S. Hill Street (Project Site) within the Central City Community Plan area. The Project would result in the development of a vacant site with a high-rise mixed-use building consisting of a mix of optional hotel use and residential condominiums, with restaurant and bar uses, as well as associated parking and amenities. The applicant is requesting two programming options to provide flexibility due to changing market demands: Option A with hotel, residential, bar, and restaurant uses; and Option B with residential, bar, and restaurant uses. The proposed uses would be located within a 53 story building that would comprise up to 260,689 square feet of floor area under Option A and 260,689 square feet of floor area under Option B.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

Handwritten signature and date - 2019

SCH COMPLIANCE

Handwritten signature and date - 2019

FXI

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 5
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
CalSTA
Aeronautics
CHP
Caltrans# 7
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl. & Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
Reg. WQCB # 4
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other: San Gabriel I. & ...

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#:
Please forward late comments directly to the Lead Agency

AQMD/APCD 33
(Resources: 4, 27)

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".

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

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

Starting Date April 26, 2019 Ending Date Final EIR

Lead Agency (Complete if applicable):

Consulting Firm: <u>CAJA Environmental Services, LLC</u>	Applicant: <u>JMF Development, LLC</u>
Address: <u>15350 Sherman Way, Suite 315</u>	Address: <u>448 S. Hill Street, Suite 608</u>
City/State/Zip: <u>Van Nuys, CA 91406</u>	City/State/Zip: <u>Los Angeles, CA 90013</u>
Contact: <u>Seth Wulkan</u>	Phone: <u>213-622-2929</u>
Phone: <u>310-469-6704</u>	

Signature of Lead Agency Representative [Signature] Date: 04/22/19

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



NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

April 26, 2019

ENVIRONMENTAL CASE NO.: ENV-2016-3766-EIR
STATE CLEARINGHOUSE NO.: 2017031018
PROJECT NAME: 5th and Hill Project
PROJECT APPLICANT: JMF Enterprises V, LLC
PROJECT ADDRESS: 319-323 5th Street and 440-442 South Hill Street, Los Angeles, California, 90013
COMMUNITY PLAN AREA: Central City
COUNCIL DISTRICT: Huizar

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared an Environmental Impact Report (EIR) for the proposed 5th and Hill Project (Project) to assess potential environmental impacts. An EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of CEQA, for a 47-day public review period from November 1, 2018 to December 17, 2018.

The Final EIR was released on April 26, 2019 and includes responses to comments received during the public review period and text revisions to the Draft EIR in response to input received. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be included in the case file for the record and will be provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

PROJECT DESCRIPTION: The Project would develop a vacant site with a mixed-use development consisting of optional hotel use and residential condominiums, with restaurant and bar uses, as well as associated parking and amenities. The applicant is requesting two programming options: Option A with hotel, residential, bar, and restaurant uses; and Option B with residential, bar, and restaurant uses. The proposed uses would be located within a 53-story building comprised of up to 260,689 square feet of floor area on a 16,663 square-foot (0.38-acre) lot, for a total floor area ratio (FAR) of 13:1. The details of each option are shown in the table on the following page.

Project Summary

Use	Option A	Option B
Floor Area	260,689 sf	260,689 sf
Footprint	16,039 sf	16,039 sf
Residential - Condominiums	31 units: 16 two-bedroom 14 three-bedroom 1 four-bedroom	160 units: 87 one-bedroom 52 two-bedroom 20 three-bedroom 1 four-bedroom
Hotel	190 rooms 10,000 sf ballroom	-
Amenities associated with the residential and/or hotel	2,242 sf fitness 2,400 sf pool deck	2,119 sf fitness 2,400 sf pool deck 3,358 sf roof garden
Meeting Space	6,119 sf	-
Commercial - Restaurant	29,232 sf	20,431 sf
Vehicle Parking	126 spaces	187 spaces

FILE REVIEW AND COMMENTS:

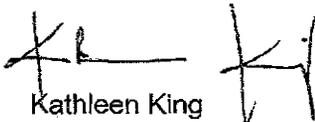
The Final EIR and the documents referenced in the Final EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa St., Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment.

The Final EIR is also available online at the Department of City Planning's website at <http://planning.lacity.org> (click on the "Environmental Review" tab on the left-hand side, then "Final EIR", and click on the Project title); and copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Chinatown Branch Library, 639 N. Hill Street, Los Angeles, CA 90012
- 3) Echo Park Library, 1410 W. Temple Street, Los Angeles, CA 90026
- 4) Felipe de Neve Branch Library, 2820 W. 6th Street, Los Angeles, CA 90057
- 5) Little Tokyo Branch Library, 203 S. Los Angeles Street, Los Angeles, CA 90012
- 6) Pico Union Branch Library, 1030 S. Alvarado Street, Los Angeles, CA 90006

The Final EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact Kathleen King at (213) 847-3624 to purchase copies.

VINCENT P. BERTONI, AICP
Director of Planning


 Kathleen King
 Major Projects Section
 Department of City Planning
 (213) 847-3624

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1454.