

# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

March 29, 2019

2019039164

**ENVIRONMENTAL CASE NO.:** ENV-2018-3273-EIR  
**PROJECT NAME:** Angels Landing Project  
**PROJECT APPLICANT:** Angels Landing Partners, LLC  
**PROJECT ADDRESS:** 361 S. Hill Street (332-358 S. Olive Street, 351-361 S. Hill Street, 417-425 W. 4th Street), Los Angeles, CA 90013  
**COMMUNITY PLAN AREA:** Central City  
**COUNCIL DISTRICT:** 14 - Huizar  
**PUBLIC COMMENT PERIOD:** March 29, 2019 – April 29, 2019  
**SCOPING MEETING:** April 9, 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 Angels Landing 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 is a 97,631-square-foot (2.24-acre) parcel located within the Bunker Hill neighborhood and downtown regional center of the City of Los Angeles. The Project Site is generally bounded by Angels Flight (a historic funicular railway) to the north; Hill Street to the east; 4th Street to the south; and Olive Street and the California Plaza to the west. Beyond the bounding streets, to the north of the Project Site is a cluster of iconic cultural arts buildings such as the Museum of Contemporary Arts, the Walt Disney Concert Hall, and the Broad Museum. The Project Site also borders Two California Plaza to the north and west, an active public open space that is part of an open space network between several downtown skyscrapers. To the east, across Hill Street, are several restaurants and the Grand Central Market. To the south across 4th Street are two above-grade parking structures and the Metro 417 apartment building. The Project Site is currently mostly landscaped and

vacant, except for the Los Angeles County Metropolitan Transportation Authority (Metro) Pershing Square Station portal located at the southeast corner of the Project Site. **(See attached Project Location Map)**

**PROJECT DESCRIPTION:**

The Project is a new mixed-use development that includes an integrated mix of residential, hospitality, civic, educational, and commercial uses. Specifically, the Project proposes 180 residential for-sale condominium units, 261 residential apartments (including a mix of market rate and affordable units), two hotels with a combined total of 509 guest rooms and ancillary food and beverage spaces, 38,977 square feet of educational/cultural/civic uses, and 36,515 square feet of commercial space. The Project would also provide private and public open spaces totaling 56,881 square feet. The Project would result in up to 1,269,150 square feet of floor area on an approximately 2.24-acre site with a maximum floor area ratio (FAR) of up to 13:1.

The proposed uses would be provided in two towers (referred to as Tower A and Tower B). Tower A would include 64 floors with a building height of up to 854 feet. Tower B would include 42 floors with a building height of up to 494 feet. Tower A and Tower B would be built over a seven-level subterranean parking garage up to a depth of 110 feet to 170 feet. The existing Metro Pershing Square Station portal would be maintained on-site. The Project would require the removal of existing landscaping and the excavation and export of approximately 590,000 cubic yards of soil.

**PROJECT SUMMARY TABLE**

<b>Proposed Uses</b>	<b>Maximum Size</b>
<b>Commercial Land Uses</b>	
Hotel	423,553 sf (509 rooms)
Retail/Restaurant	36,551 sf
Educational/Cultural/Civic	38,977 sf
<b>Total Commercial</b>	<b>499,081 sf</b>
<b>Residential Land Uses</b>	
Condominiums	436,195 sf (180 units)
Apartments	333,910 sf (261 units)
<b>Total Residential</b>	<b>770,105 sf (441 units)</b>
<b>TOTAL FLOOR AREA (Floor Area Ratio)</b>	<b>1,269,186 sf (13:1)</b>
<b>Open Space</b>	
<b>Total Open Space</b>	<b>56,881 sf</b>

**REQUESTED ACTIONS:**

1. Master Conditional Use Permit to allow for the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption at twelve establishments.
2. Conditional Use Permit for live entertainment and dancing.
3. Director's Determination for Alternative Design for design deviations from the Bunker Hill Specific Plan.
4. Project Permit Compliance for the Bunker Hill Specific Plan.
5. Vesting Tentative Tract Map.
6. Haul Route for the export of soil.
7. Development Agreement between the Developer and the City of Los Angeles.

8. 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, foundation permits, building permits, and sign permits.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:**

Based on an Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality, Cultural Resources, Energy, Geology and Soils (paleontological resources), Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Public Services (fire, police, and schools), Transportation, Tribal Cultural Resources, and Utilities and Service Systems (wastewater and water supply).

**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:** April 9, 2019  
**Time:** 5:00 p.m. – 7:00 p.m.  
**Location:** Omni Los Angeles Hotel at California Plaza  
Bradbury/Rose Room  
251 South Olive Street  
Los Angeles, CA 90012  
**Free parking will be available at the hotel**

**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, 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. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the "Environmental Review" tab, then "Notice of Preparation & Public Scoping Meetings", and then clicking on the document links below the Project title.

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 **Monday, April 29, 2019 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:** Milena Zasadzien  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
**E-mail:** [Milena.zasadzien@lacity.org](mailto:Milena.zasadzien@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](mailto: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



Milena Zasadzien  
Major Projects Section  
Department of City Planning  
213.847.3636

**Attachments:**

Project Location Map  
Conceptual Site Plan  
Scoping Meeting Location Map

***Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.***



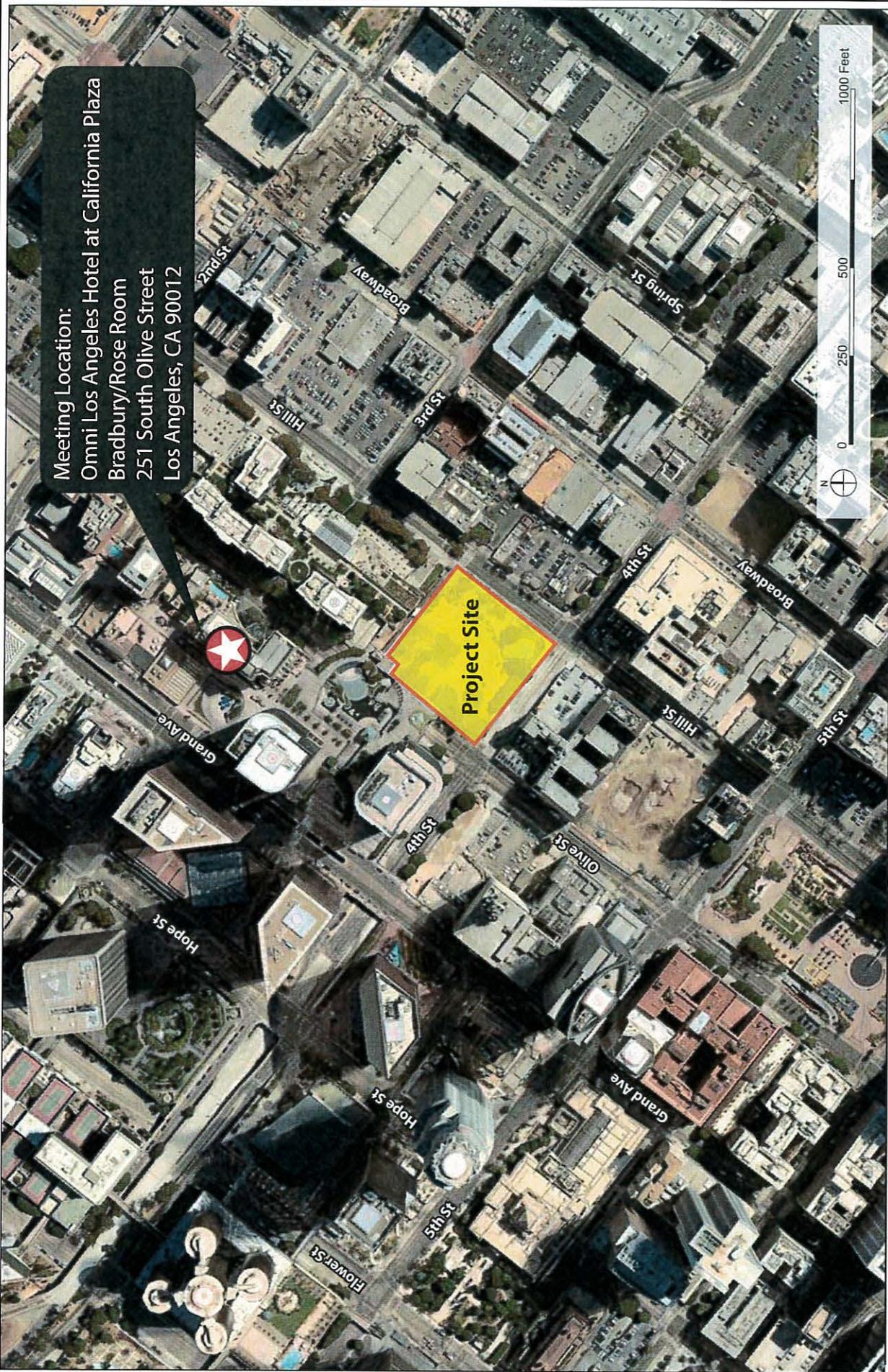






**Meeting Location:**

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



Scoping Meeting Location Map

Source: Apple Maps, 2018; Eystone Environmental, 2018.

