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February 16, 2017

NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

CASE NO.: ENV-2016-2862-EIR**PROJECT NAME:** Bow Tie Yard Lofts Project**PROJECT APPLICANT:** 2800 Casitas, LLC**PROJECT LOCATION/ADDRESS:** 2750-2800 W. Casitas Avenue, Los Angeles, CA 90039**COMMUNITY PLANNING AREA:** Northeast Los Angeles Community Plan Area**COUNCIL DISTRICT:** 1 – Gilbert A. Cedillo**DUE DATE FOR PUBLIC COMMENTS:** 4:00 p.m., March 17, 2017**SCOPING MEETING:** March 1, 2017. See more information below.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Los Angeles' intent, as Lead Agency, to prepare an EIR for this Project, which may be located in an area of interest to you and/or the organization or agency you represent. This EIR will be prepared by outside consultants and submitted to the Department of City Planning, Environmental Analysis Section, for independent review and certification.

The Department of City Planning requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document, which is germane to your agency's statutory responsibilities in connection with the Proposed Project. Agencies will need to use the EIR when considering permits or other approvals for the Project.

A Scoping Meeting will be held to receive input from the public as to what environmental topics the EIR should study. No decisions about the Project are made at the Scoping Meeting. The project description, location, and the potential environmental effects identified thus far are set forth in this document. Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR.

The Scoping Meeting is in an open house format. THIS IS NOT THE REQUIRED PUBLIC HEARING FOR MUNICIPAL CODE ENTITLEMENT REQUESTS which will be scheduled after the completion of the EIR. The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012. A copy of the Initial Study prepared for the Project is not attached but may be viewed online at <http://planning.lacity.org> by clicking on the “Environmental” tab, then “Notice of Preparation & Public Scoping Meetings”.

PROJECT LOCATION: The Project Site is located at 2750-2800 W. Casitas Avenue, Los Angeles, CA 90039. The Project Site contains one parcel (with Assessor Parcel Number: 5442-002-012) totaling approximately 248,190 square feet (5.7 acres) within the Southern Pacific Classification Yard Tract. The Project Site is located at the terminus of Casitas Avenue. The Glendale Freeway (SR-2) is located to the west of the Project Site. A self-storage facility is located to the north of the Project Site. A railway is located to the northeast of the Project Site. Vacant land, formerly a part of the Taylor Yard, is located to the east of the Project Site. The Los Angeles River is located to the south of the Project Site. The Project Site is located in the Northeast Los Angeles Community Plan area, within the River Improvement Overlay District and within the Cypress Park & Glassell Park Community Design Overlay District.

PROJECT DESCRIPTION: The Applicant proposes the development of a mixed-use project in the Northeast Los Angeles Community Plan area that would consist of five buildings with a total of 419 multi-family residential units (approximately 423,872 square feet) and approximately 64,000 square feet of commercial space. The 5.7-acre Project Site is located at the terminus of Casitas Avenue in Glassell Park in Northeast Los Angeles. The Los Angeles River is adjacent to the Project Site’s southern boundary line, and the Glendale Freeway (SR-2) is located to the north and west of the Project Site. The existing zoning designation of the Project Site is [Q]PF-1-CDO-RIO. Existing on-site uses, including a light manufacturing/warehouse/film production building (approximately 117,000 square feet) and its associated surface parking, would be demolished as part of the Proposed Project.

The proposed residential units would include a combination of 119 studios, 220 one-bedroom units, and 80 two-bedroom units in four buildings ranging from five to six stories (60-81 feet above grade). Eleven percent of the base-density residential units (approximately 35 units) would be reserved as Very Low-Income Units. Commercial uses on-site may include a mix of restaurant uses, office space, and an approximate 42,000 square-foot urban farm. A seven-story (85 feet above grade) parking garage on the northwest end of the Project Site would provide 720 on-site parking spaces on levels one through six. The seventh level of the parking structure would include an urban farm/greenhouse. The Proposed Project would provide required on-site vehicle and bicycle parking spaces pursuant to the LAMC. Open space areas and recreational amenities would include approximately 58,176 square feet.

REQUESTED PERMITS/APPROVALS: Discretionary entitlements, reviews, and approvals required for implementation of the Project would include, but may not be limited to:

- 1) Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6, a **General Plan Amendment** to the Northeast Los Angeles Community Plan to change the land use designation from Heavy Manufacturing to Limited Industrial;
- 2) Pursuant to LAMC Section 12.32.Q, a Vesting **Zone Change** from [Q]PF-1-CDO-RIO to CM-1-CDO-RIO;

- 3) Pursuant to LAMC Section 16.05.C.1(b), **Site Plan Review** for the development of 419 residential units and 64,000 square feet of commercial uses;
- 4) Pursuant to LAMC Section 12.24-U.26 and with the Project providing 11 percent of the total units (excluding density bonus units) as Very Low Income Units, a **Conditional Use Permit** to allow a density bonus (a total of 108 density bonus units) greater than the maximum permitted by LAMC Section 12.22-A.25;
- 5) Pursuant to LAMC Section 12.22-A.25 and with the Proposed Project providing 11 percent (excluding density bonus units) as Very Low Income Units, **Density Bonus Compliance Review**, for an On Menu Density Bonus Incentive for a 35 percent increase in Floor Area Ratio (FAR) – an increase from 1.5:1 to 2.02:1 FAR – and a Waiver or Modification of Development Standard Not on the Menu to use lot area as buildable area;
- 6) Pursuant to LAMC Section 13.08, **Design Overlay Plan Approval**; and
- 7) Pursuant to LAMC Section 17.15, a **Vesting Tentative Tract Map** for the subdivision of one lot into one ground lot and 17 airspace lots.

Other approvals (as needed), ministerial or otherwise, may be necessary, as the City finds appropriate in order to execute and implement the Proposed Project, including demolition permits, haul route approval, grading and associated building permits. On-Site Parking would be provided pursuant to LAMC Section 12.22-A.25(d)1. On-Site Parking would be provided pursuant to LAMC Section 12.22.A.25(d)1. Other responsible governmental agencies may also serve as a responsible agency for certain discretionary approvals associated with the construction process, which include, but are not limited to the South Coast Air Quality Management District (construction-related air quality emissions) and the Regional Water Quality Control Board, Los Angeles Region (construction-related water quality).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services (Fire, Police, Schools, Parks, and Libraries), Recreation, Transportation/Traffic, and Utilities and Service Systems (Water, Wastewater, Energy Use, and Solid Waste).

PUBLIC SCOPING MEETING: A public scoping meeting in **an open house format** will be held to receive public comment regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 6:00 pm and 8:00 pm to view materials, ask questions, and provide comments. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. The location, date, and time of the public scoping meeting for this Project are as follows:

Date: Wednesday, March 1, 2017

Time: **6:00 p.m. to 8:00 p.m.**
Arrive any time between 6:00 p.m. – 8:00 p.m. to speak one-on-one with City staff and Project consultants.

Location: Glassell Park Senior Center
3750 Verdugo Road
Los Angeles, CA 90065

The enclosed materials reflect the scope of the Project (subject to change). The Department of City Planning welcomes and will consider all written comments regarding potential environmental impacts of the Project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4 p.m., March 17, 2017.** Written comments will also be accepted at the public scoping meeting described above.

Please direct your responses to:

Mail: Jon Chang, Planning Assistant
Major Projects and Environmental Analysis Section
City of Los Angeles Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Fax: (213) 978-1343

Email: Jonathan.Chang@lacity.org

ACCOMODATIONS: 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 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 request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the scoping meeting by calling Darlene Navarrete at [\(213\) 978-1332](tel:2139781332).

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance. Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a Darlene Navarrete a [\(213\) 978-1332](tel:2139781332).

Vincent P. Bertoni, AICP
Director of City Planning



Jon Chang
Planning Assistant, Major Projects and Environmental Analysis Section

Enclosures:

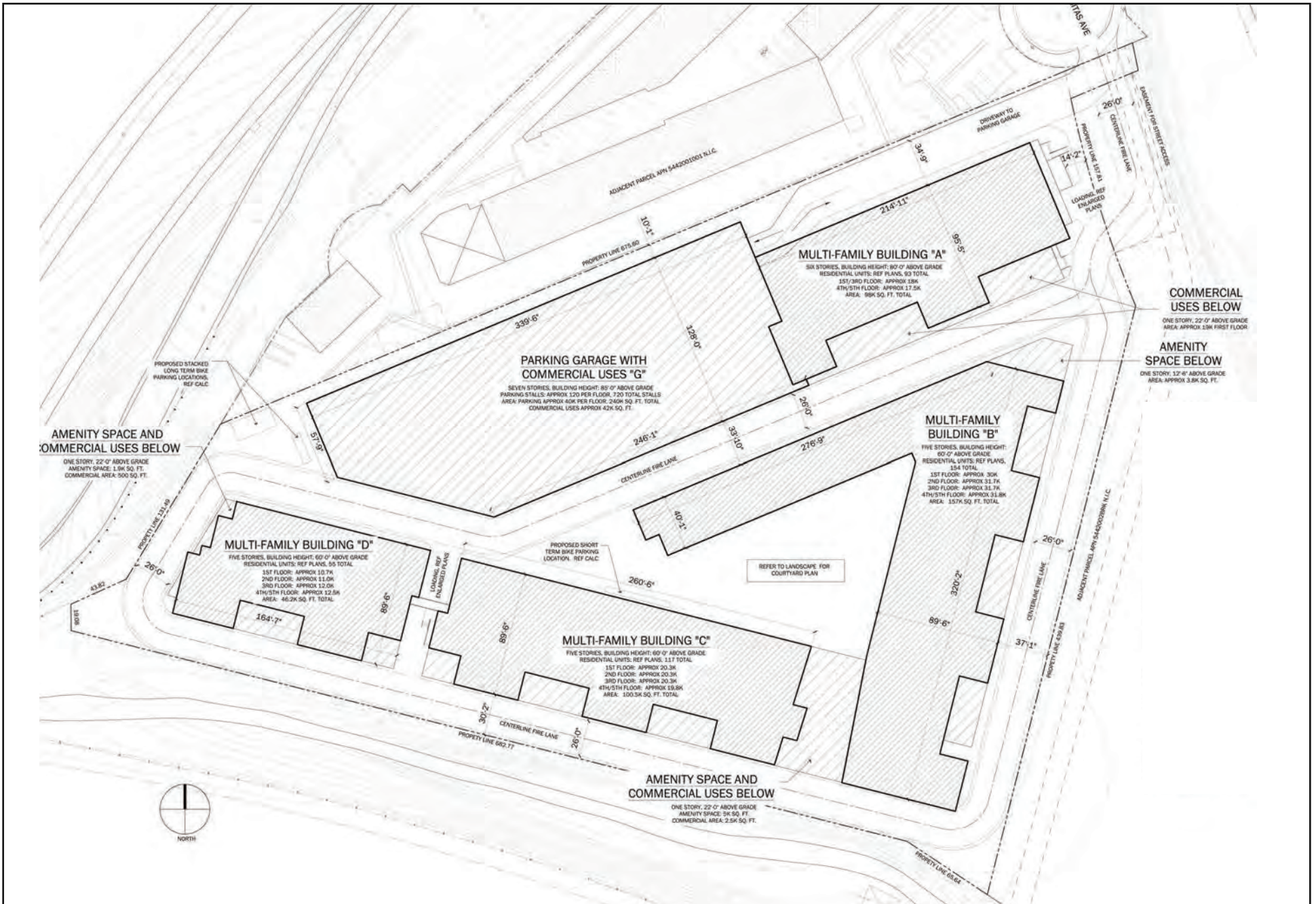
Figure 1: Project Location Map and Aerial Photograph of Project Site and Vicinity
Figure 2: Proposed Plot Plan
500-foot Radius Map



Source: Google Maps, 2016.



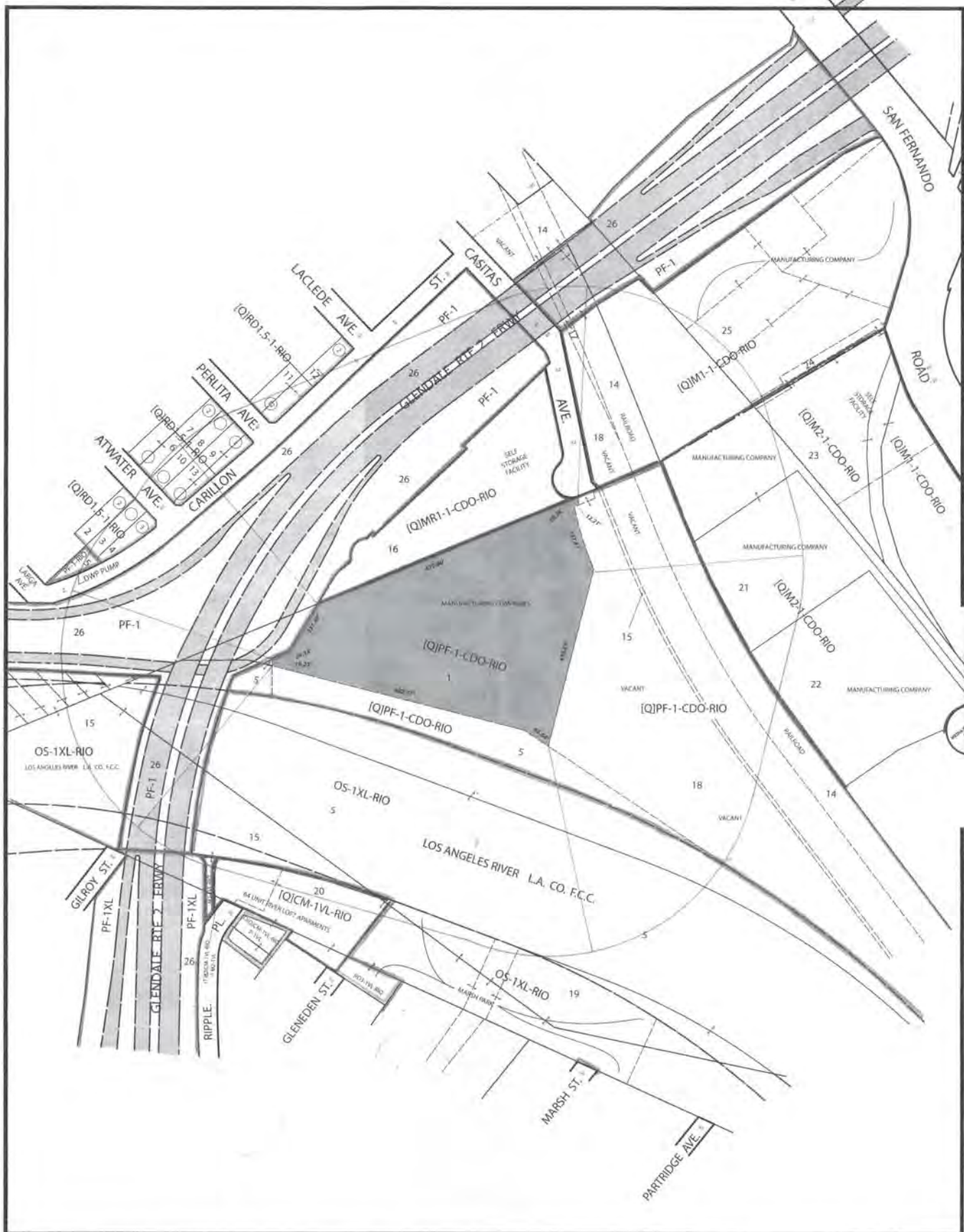
Figure 1
Project Site Location and Scoping Meeting Location Map



Source: Rios Clementi Hale Studios, September 29, 2016.



Figure 2
Proposed Plot Plan



**GENERAL PLAN AMENDMENT - VESTING ZONE CHANGE - DENSITY BONUS
SITE PLAN REVIEW - PROJECT PERMIT COMPLIANCE / CDO**

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 Van Nuys, California 91405
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 qmapping@qesqms.com

THOMAS BROTHERS
 Page: 594 Grid: F-3

A.P.N.
 5442-002-012

LEGAL
 LOT: PT1

TRACT: SOUTHERN PACIFIC
 CLASSIFICATION YARD TRACT
 M.B.147-22/26 "SEE APPS."

CD: 1
CT: 1871.02
PA: 101-NORTHEAST
 LOS ANGELES
USES: FIELD

SITE ADDRESS
 2800 CASITAS AVENUE

CASE NO:

SCALE: 1"=100'

D.M.: 150B213,150A211
 151.5A211,153A209

PHONE: 310-209-8800

DATE: 07-07-16
Update: 01-31-17

