

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING

**ENVIRONMENTAL ASSESSMENT FORM**

EAF Case No.: \_\_\_\_\_ ZA Case No.: \_\_\_\_\_ CPC Case No.: \_\_\_\_\_  
Council District No.: 14 Community Plan Area: Central City  
PROJECT ADDRESS: 1114-1154 S. Grand Ave., 321 W. 12<sup>th</sup> St., 1147-1155 S. Olive St. Los Angeles, 90015  
Major Cross Streets: Grand Avenue, 12<sup>th</sup> Street, Olive Street  
Name of Applicant: DTLA South Park Properties Propco II, LLC  
Address: 304 S. Broadway, Suite 400, Los Angeles, CA 90013  
Telephone No.: (213) 542-4322 Fax No. (213) 346-9040 Email: markwareham@kellercms.com

OWNER  
Attn: Mr. Stephen Mack

APPLICANT'S REPRESENTATIVE  
(Other than Owner)

Name: DTLA South Park Properties Propco II, LLC

Name: Joel B. Miller c/o PSOMAS  
(Contact Person)

Address: 304 S. Broadway, Suite 400  
Los Angeles, CA 90013

Address: 555 So. Flower St., Suite 4400  
Los Angeles, CA 90071

Telephone No.: (213) 437-0479

Telephone No.: (213) 223-1440

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_  
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** an UNDATED check in the amount of \$75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

ENVIRONMENTAL ASSESSMENT APPROVED BY: _____	DATE: _____
APPLICATION ACCEPTED BY: _____	DATE: _____
RECEIPT NO.: _____	

**I. Project Description:**

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

New construction of a 41-story mixed-use development with 461 residential condominium units and approximately 8,700 square feet of commercial uses, and an 12-story hotel with 300 rooms and 8,610 square feet of commercial uses

(List of required entitlements is attached)

Will the project require certification, authorization, clearance of issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify: Responsible agencies will be identified in the project environmental documentation

**II. Existing Conditions:**

A. Project Site Area 2.3 Acres

Net and 100,254 S.F. Gross Acres 2.30 acres

B. Existing Zoning [Q]R5-4D-O, C2-4D-O

C. Existing Use of Land Surface parking lots

Existing General Plan Designation High Density Residential, Regional Center Commercial

D. Requested General Plan Designation: No change

E. Number None type \_\_\_\_\_ and age \_\_\_\_\_ of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: N/A and average rent: \_\_\_\_\_

Is there any similar housing at this price range available in the area? If yes, where?

F. Number None Trunk Diameter \_\_\_\_\_ and type \_\_\_\_\_ of existing trees.

G. Number None Trunk Diameter \_\_\_\_\_ and type \_\_\_\_\_ of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is:

100% Less than 10% slope \_\_\_\_\_ 10-15% \_\_\_\_\_ slope over 15% slope

*If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.*

I. Check the applicable boxes and indicate the condition on the Plot Plan. There are  natural or man-made drainage channels,  rights of way and/or  hazardous pipelines crossing or immediately adjacent to the property, or  none of the above.

J. Grading: (specify the total amount of dirt being moved)

0-500 cubic yards.

120,400 if over 500 cubic yards. indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported 120,400 cy export

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

**III. Residential project (if not residential, do not answer)**

- A. Number of Dwelling Units-461  
Single Family \_\_\_\_\_ Apartment \_\_\_\_\_ or Condominium 461 Multi-family units \_\_\_\_\_
- B. Number of Dwelling Units with:  
Studio 123 One bedroom 228 Two bedrooms 110  
Three bedrooms 0 Four or more bedrooms \_\_\_\_\_
- C. Total number of parking spaces provided 489, plus 132 for Grand Avenue Lofts
- D. List recreational facilities of project fitness room, clubroom
- E. Approximate price range of units \$ Unknown to \$ \_\_\_\_\_
- F. Number of stories 41, height 466 (top of roof), 566 (top of spire) feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) Gas and Electric  
Gas heated swimming pool? Yes
- H. Describe night lighting of the project Security and wayfinding sign illumination  
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:  
Building 70  
Paving 15  
Landscaping 15
- J. Total Number of square feet of floor area 388,655 gross S.F. – Residential only

**IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section).  
Describe entire project, not just area in need of zone change, variance, or other entitlement.**

- A. Type of use General Commercial
- B. Total number of square feet of floor area 8,700 SF commercial (Site 1) and 61,676 SF Hotel and 8,610 SF commercial on Site 1a
- C. Number of units if hotel/motel 300 guest rooms
- D. Number of stories 1 (Site 1) 12(site 1a) height 20' within Site 1 bldg and 145'-6" (Site 1a) feet.
- E. Total number of parking spaces provided: 16 (site 1) and 53 (Site 1a)
- F. Hours of operation 24 hours (hotel) Days of operation All week
- G. If fixed seats or beds involved, number N/A
- H. Describe night lighting of the project Security, wayfinding and commercial sign illumination  
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift Unknown
- J. Number of students/patients/patrons Unknown
- K. Describe security provisions for project Security lighting and personnel
- L. Percent of total project proposed for: Building (See above)  
Paving \_\_\_\_\_  
Landscaping \_\_\_\_\_

**Historic/Architecturally Significant Project N/A**

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following:  
(please check)

- National Register of Historic Places \_\_\_\_\_
- California Register of Historic Resources \_\_\_\_\_
- City of Los Angeles Cultural Historic Monument. \_\_\_\_\_
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) \_\_\_\_\_

**V. Hazardous Materials and Substance Discharge**

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so please specify. Such materials will be identified in the project's environmental documentation.

- A. Regulatory Identification Number (if known) \_\_\_\_\_
- B. Licensing Agency \_\_\_\_\_
- C. Quantity of daily discharge \_\_\_\_\_

**VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air condition) complies with City Noise Regulations.**

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

**VII. Selected Information:**

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):  
Major Highway Class II: Grand Ave. (abutting), Olympic Blvd. (800 ft.)  
Secondary Highways: Flower St. (850ft), Hope St.(450 ft.), Olive St. (abutting), Hill St. (450 ft.),  
Broadway (950 ft.), Pico Blvd (500 ft.).
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.\*

**VIII. Mitigating Measures:**

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse project which the development may have on the environment. \_\_\_\_\_

Mitigation measures will be described in the project's environmental documentation.

\* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, Stephen Mack  
DTLA South Park Properties Propco II, LLC

I, Joel B. Miller  
Principal, PSOMAS

Owner (Owner in escrow)\*  
(Please Print)

Consultant\*  
(Please Print)

Signed: [Signature]  
Owner

Signed: \_\_\_\_\_  
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

\*\*\*\*\*Space Below This Line for Notary's Use\*\*\*\*\*

ALL-PURPOSE ACKNOWLEDGEMENT

Notary  
State Of California, County Of Los Angeles

On February 11, 2014 before me, Angela F. Sciandra personally appeared  
(Insert Name of Notary Public and Title)

Stephen Mack, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Angela F. Sciandra (SEAL)  
Notary Public Signature

ANGELA F. SCIANDRA  
Notary Public, State of New York  
Registration #01SC6294897  
Qualified In Kings County  
Commission Expires December 23, 2017