

ENVIRONMENTAL CLEARANCE



APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ENV 2018-3289

Environmental Case Number: _____

ZA 2018-3288

Related Case Numbers: _____

Case Filed With (Print Name): Ivory Chambersli Date Filed: 6/08/18

EAF Accepted By (Print Name): _____ Date Accepted: _____

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address¹: 1138-1142 S Broadway

Assessor's Parcel Number: 5139-017-008 / 009

Major Cross Streets: Broadway and 12th Street

Community Plan Area: Central City Council District: 14

APPLICANT (if not Property Owner)

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

E-Mail: _____

Telephone No.: _____

APPLICANT'S REPRESENTATIVE

Name: Matthew Hayden

Company: Hayden Planning

Address: 10008 National Boulevard, #229

City: Los Angeles State: CA Zip Code: 90034

E-Mail: matthew@haydenplanning.com

Telephone No.: (310) 614-2964

PROPERTY OWNER

Name: c/o Kamran Benji

Company: United Broadway, LLC

Address: 6300 Wilshire Boulevard, Suite 1420

City: Los Angeles State: CA Zip Code: 90048

E-Mail: kamran@bluearchinv.com

Telephone No.: (213) 749-1447

ENVIRONMENTAL REVIEW CONSULTANT

Name: Debbie Kinsinger

Company: Kinsinger Environmental Consulting

Address: 5700 Baltimore Drive, #53

City: La Mesa State: CA Zip Code: 91942

E-Mail: happydeb@gmail.com

Telephone No.: (760) 846-2649

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

Proposed construction, use, and maintenance of a new 139-room, approximate 67,409 SF, 15-story
hotel with a ground floor restaurant/bar containing up to 125 seats, in-room mini bars, and a
rooftop patio/bar with up to 200 seats, providing 42 vehicle parking spaces and 16 bicycle parking
spaces. Existing site improvements/landscaping to be removed. Requesting Site Plan Review for a
hotel in the Greater Downtown Housing Incentive Area and Conditional Use Permit for on-site sales of
alcohol.

Additional information or Expanded Initial Study attached: YES NO

B. Will the project require certification, authorization, clearance or 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.? YES NO

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: 11,468 _____ square feet

Net Acres: 0.26 _____ Gross Acres: 0.26 _____

B. Zoning/Land Use.

	Existing	Proposed
Zoning	C2-4D-O-SN	C2-4D-O-SN
Use of Land	Commercial/Parking	Hotel
General Plan Designation	Regional Center Commercial	Regional Center Commercial

C. Structures.

1. Does the property contain any vacant structure? YES NO

If YES, describe and state how long it has been vacant: _____

2. Will any structures be removed/demolished as a result of the project? YES NO

If YES, provide the number: 1, type: Commerical
 _____, total square footage: 4,820 SF
 and age: 83 of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: N/A

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? YES NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected (8" trunk diameter and greater)	1	TBD	1		1	
Protected (4" trunk diameter and greater)		Oak Tree (excluding Scrub Oak)				
		Southern California Black Walnut				
		Western Sycamore				
		California Bay				

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: YES NO

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.

E. Slope. State the percent of property which is:

Less than 10% slope: 100 10-15% slope: _____ over 15% slope: _____

If slopes over 10% exist, a **Topographic Map** will be required.

F. **Grading.** Specify the total amount of dirt being moved:

0-500 cubic yards More than 500 cubic yards

If more than 500 cubic yards (indicate amount): 16,500 cubic yards

G. **Import/Export.** Indicate the amount of dirt to be imported or exported:

Imported: 0 cubic yards Exported: 16,500 cubic yards

Location of disposal site: TBD

Location of borrow site: N/A

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? YES NO

If YES, a **Haul Route** is required.

H. **Hazardous Materials and Substances.** Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? YES NO

If YES, describe: _____

If YES, a **Phase I Environmental Site Assessment (ESA)** is required.

I. **Historic, Cultural and/or Architecturally Significant Site or Structure.** Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

National Register of Historic Places: N/A

California Register of Historic Resources: N/A

City of Los Angeles Cultural Historic Monument: N/A

Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): N/A

Identified on SurveyLA: N/A

Identified in HistoricPlacesLA: N/A

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? YES NO

J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? YES NO

If YES, describe: _____
_____ and indicate the sheet number on your plans showing the condition: _____.

3. **PROPOSED DEVELOPMENT**

In the sections below, describe the entire project, not just the area in need of the entitlement request. 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. Attach additional sheets as necessary to fully describe the project.

A. **ALL PROJECTS**

i. **Parking.**

Vehicular Parking

Required: 41 + Guest: 0

Proposed: 42 + Guest: 0

Bicycle Parking:

Required Long-Term: 7 Required Short-Term: 7

Proposed Long-Term: 8 Proposed Short-Term: 8

ii. **Height.**

Number of stories (not including mezzanine levels): 15 Maximum height: 198 FT

Are Mezzanine levels proposed? YES NO

If YES, indicate on which floor: _____,

If YES, indicate the total square feet of each mezzanine: _____

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

iii. **Project Size.**

What is the total floor area of the project? 67,409 gross square feet

iv. **Lot Coverage.** Indicate the percent of the total project that is proposed for:

Building footprint: 100 %

Paving/hardscape: 0 %

Landscaping: 0 %

v. **Lighting.** Describe night lighting of project: Shielded, oriented on-site.

B. RESIDENTIAL PROJECT

If no portion of the project is residential check -N/A and continue to next section

i. Number of Dwelling Units.

Single Family: _____, Apartment: _____, Condominium: _____

ii. Recreational Facilities. List recreational facilities for project: _____

iii. Open Space.

Does the project involve new construction resulting in additional floor area and units? YES NO

Does the project involve six or more residential units? YES NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)		
Private Open Space (Square Feet)		
Landscaped Open Space Area (Square Feet)		
Number of trees (24 inch box or greater)		

iv. Utilities. Describe the types of appliances and heating (gas, electric, gas/electric, solar): _____

v. Accessory Uses. Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: _____

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only check -N/A and continue to next section

i. Type of Use. Hotel _____

ii. Project Size. Does the project only involve the remodel or change of use of an existing interior space or leasehold? YES NO

If YES, indicate the total size of the interior space or leasehold: _____ square feet

iii. Hotel/Motel. Identify the number of guest rooms: 139 guest rooms

iv. **Days of operation.** Monday-Sunday
Hours of operation. 24 hours

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? YES NO
If YES, describe events and how often they are proposed _____

vi. **Occupancy Limit.** Total Fire Department occupancy limit: TBD
a. Number of fixed seats or beds _____
b. Total number of patrons/students _____
c. Number of employees per shift _____, number of shifts _____
d. Size of largest assembly area _____ square feet

v. **Security.** Describe security provisions for the project TBD

4. SELECTED INFORMATION

A. **Circulation.** Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). Broadway: Modified Avenue II - Abutting; Hill Street: Modified Avenue II - Approx. 330 ft nwly;
Olive Street: Modified Avenue II - Approx.740 ft nwly; Olympic Boulevard: Boulevard II/Modified
Avenue I - Approx. 905 ft nely; Main Street: Modified Avenue I - Approx. 130 ft sely; Los Angeles
Street: Avenue II - Approx. 535 ft sely; Pico Boulevard: Avenue I - Approx. 700 ft sly.

B. **Green building certification.** Will the project be LEED-certified or equivalent? YES NO
If YES, check appropriate box:
 Certified Equivalent Silver Gold Platinum Other _____

C. **Fire sprinklers.** Will the Project include fire sprinklers? YES NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

Check this box if you are requesting a Class 32 Exemption, and:

- You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.