



# South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

November 6, 2014

Mr. Bryan Eck, City Planning Associate  
City of Los Angeles, City Hall  
Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

**Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) for the  
Proposed Arts Policy Initiative and Two Building Projects Located at 1525  
Industrial Street and 360 South Alameda Street in Los Angeles  
(ENV-2014-4000-MND)**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final CEQA document.

The proposed project includes demolition of existing buildings on two different sites separated in distance by approximately 0.60 of a mile. The construction portion of the project includes a mixed-use building, some commercial space and parking at each site. At the Industrial Street Lofts Project site, a seven-story mixed-use building with 360 live/work units, 11,575 square feet of commercial space and 521 parking spaces will be built. At the second site, the 360 South Alameda Street Project, a six-story mixed-use building with 63 live/work units, 2,500 square feet of commercial space and 88 parking spaces is planned. In the air quality analysis, the Lead Agency estimated project construction and operation emissions impacts for regional and localized air quality impacts but analyzed each project separately comparing project impacts separately with the applicable thresholds of significance for regional and localized short- and long-term impacts. For regional construction impacts, the estimated emissions from both projects should be combined if the construction phases overlap before comparing the estimates with the construction significance thresholds. For regional operational impacts, estimates from both projects should be combined and compared with the operational significance thresholds. Because the two sites are separated by over a half-mile, localized impacts do not have to be combined in the Final MND.

Please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final MND. The SCAQMD staff is available to work with the Lead Agency to address these issues and any other questions that may arise. Please contact Gordon Mize, Air Quality Specialist – CEQA Section, at (909) 396-3302, if you have any questions regarding these comments.

Mr. Bryan Eck,  
City Planning Associate

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November 6, 2014

Sincerely,

*Jillian Baker*

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Program Supervisor  
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JB:GM

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