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Via Email and U.S. Mail

December 14, 2018

Sergio Ibarra, Planner
Los Angeles Dept of City Planning
221 North Figueroa Street, Suite
1350
Los Angeles, CA 90012
sergio.ibarra@lacity.org

Lisa M. Webber, AICP Deputy Director of
Planning
City of Los Angeles
200 N. Spring Street, Room 525
Los Angeles, CA 90012-4801
lisa.webber@lacity.org

Planning Commission Secretary
City of LA, Planning Commission
200 North Spring Street, Room 532
Los Angeles, CA 90012-4801
cpc@lacity.org

Holly L. Wolcott, City Clerk
City of Los Angeles
200 North Spring Street, Room 360
Los Angeles, CA 90012
cityclerk@lacity.org

Re: 2110 Bay Street Mixed Use Project aka SCH2017031007

Dear Mr. Ibarra, Ms. Webber, Ms. Wolcott, and Planning Commission Secretary:

I am writing on behalf of the Laborers International Union of North America, Local Union No. 300 and its members living in the City of Los Angeles (“LIUNA”), regarding the Draft Environmental Impact Report; (“DEIR”) prepared for the 2110 Bay Street Mixed Use Project aka SCH2017031007 including all actions related or referring to the proposed new residential and commercial development including 110 live/work apartment units (67 studio units, 34 1-bedroom units, and 9 2-bedroom units), 113,350 square feet of creative office space, and 50,848 square feet of new commercial space that may include commercial retail, and/or restaurant floor area located at 2100, 2130 Bay Street and 2141 Sacramento Street in the City of Los Angeles on APNs: 5166-005-005, 011, and 014 (“Project”).

After reviewing the DEIR, we conclude that the DEIR fails as an informational document and fails to impose all feasible mitigation measures to reduce the Project’s impacts. Commenters request that the Department of City Planning address these

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Comment on Draft Environmental Impact Report, 2110 Bay Street Mixed Use Project

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shortcomings in a revised draft environmental impact report (“RDEIR”) and recirculate the RDEIR prior to considering approvals for the Project. We reserve the right to supplement these comments during review of the Final EIR for the Project and at public hearings concerning the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

We hereby request that City of Los Angeles send by electronic mail, if possible or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act (“CEQA”), including, but not limited to:
 - Notices of any public hearing held pursuant to CEQA.
 - Notices of determination that an Environmental Impact Report (“EIR”) is required for the project, prepared pursuant to Public Resources Code Section 21080.4.
 - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
 - Notices of preparation of an EIR or a negative declaration for the project, prepared pursuant to Public Resources Code Section 21092.
 - Notices of availability of an EIR or a negative declaration for the project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
 - Notices of approval and/or determination to carry out the project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - Notices of determination that the project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
 - Notice of any Final EIR prepared pursuant to CEQA.
 - Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code

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governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092,** which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

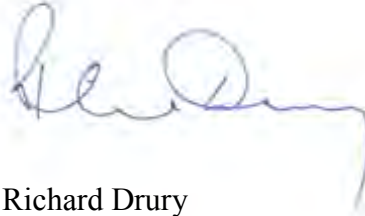
In addition, we request that the City of Los Angeles send to us via email, if possible or U.S. Mail a copy of all Planning Commission and Council meeting and/or hearing agendas.

Please send notice by electronic mail, if possible or U.S. Mail to:

Richard Drury
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Komal Toor
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510 836-4200
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Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Drury', with a long horizontal flourish extending to the right.

Richard Drury
Lozeau Drury LLP