

## II. PROJECT DESCRIPTION

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### PROJECT CHARACTERISTICS

The proposed Project consists of the construction of a new 31-story mixed-use infill development consisting of up to 5,610 square feet of commercial land uses (including an approximately 2,980-square-foot leasing office and up to 2,630 square feet of neighborhood-serving retail land uses), 428 multi-family residential units, 41,355 square feet of open space/recreation uses, residential vehicle parking, and short and long-term bicycle parking. The 31-story building would be a maximum height of 410 feet. Project plans are shown on Figures II-1 through II-24. Consistent with the Downtown Housing Incentive Ordinance, the Project would set-aside Restricted Affordable units, including 22 units (5 percent of the total number of units) for Very-Low-Income households and one of the following: 1) 10 percent of the total number of units for Low Income households; 2) 15 percent of the total number of units for Moderate Income households; or 3) 20 percent of the total number of units for Workforce Income households.

### Design and Architectural Features

The proposed building would be of a modern design. The ground-floor commercial uses would be constructed out of large cardinal glass panes with exterior reflectance of 27 percent and 36 percent to create a transparent interior-exterior relationship. Glass used in building facades shall minimize glare, by minimizing the use of glass with mirror coatings. Consistent with applicable energy and building code requirements, including Section 140.3 of the California Energy Code as may be amended, glass with coatings required to meet the Energy Code requirements shall be permitted.

The Project would be required to substantially comply with the City of Los Angeles Downtown Design Guidelines. From an architectural perspective, the Downtown Design Guidelines emphasize walkability, sustainability and transit options; and urban design standards to coordinate and orchestrate the overall development of the City core, to ensure projects create and contribute to a livable downtown. As part of the application for development, the requisite Checklist for Project Submittal was submitted to the Department of City Planning demonstrating that the Project is overall consistent with the applicable design requirements for architectural detail, streetscape improvements, signage, public art, sidewalks and setbacks, ground floor treatment, parking and access, massing, and on-site open space.

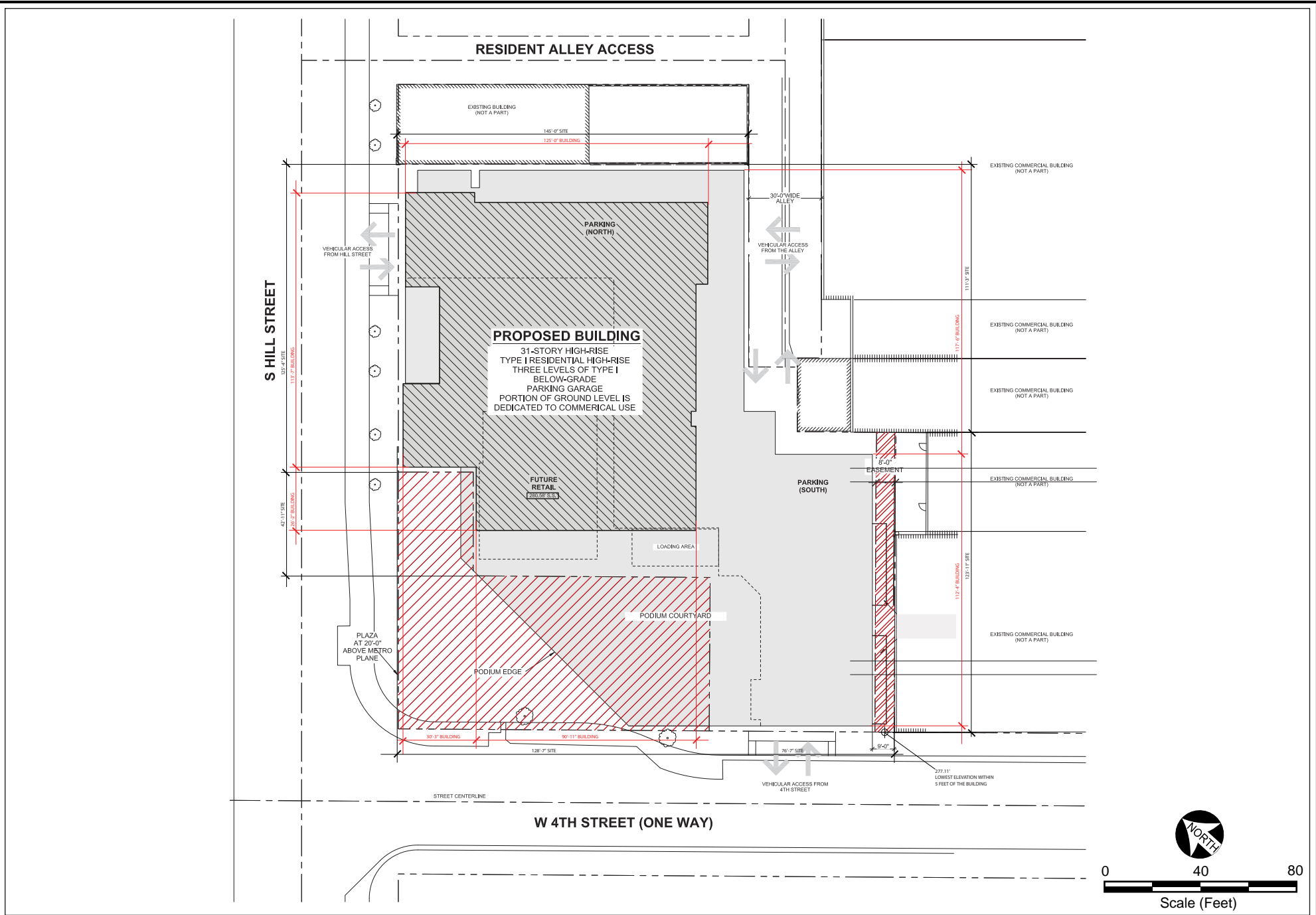


Figure II-1  
Plot Plan

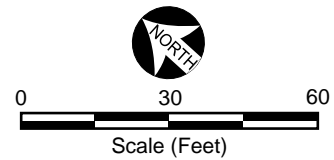
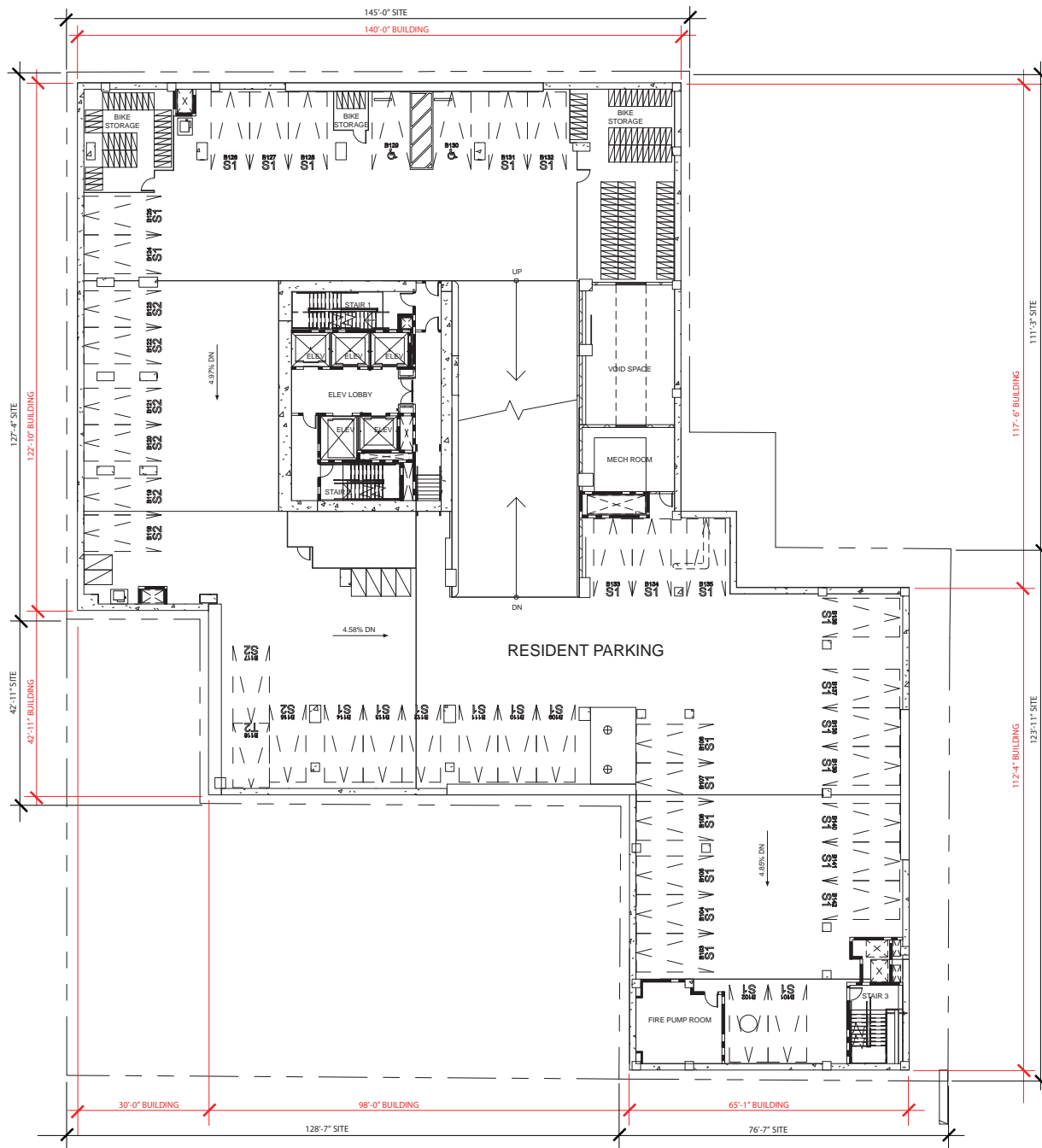


Figure II-2  
Basement 1 Plan

Source: TCA Architects, April 16, 2019.

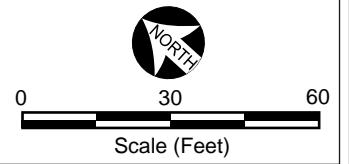
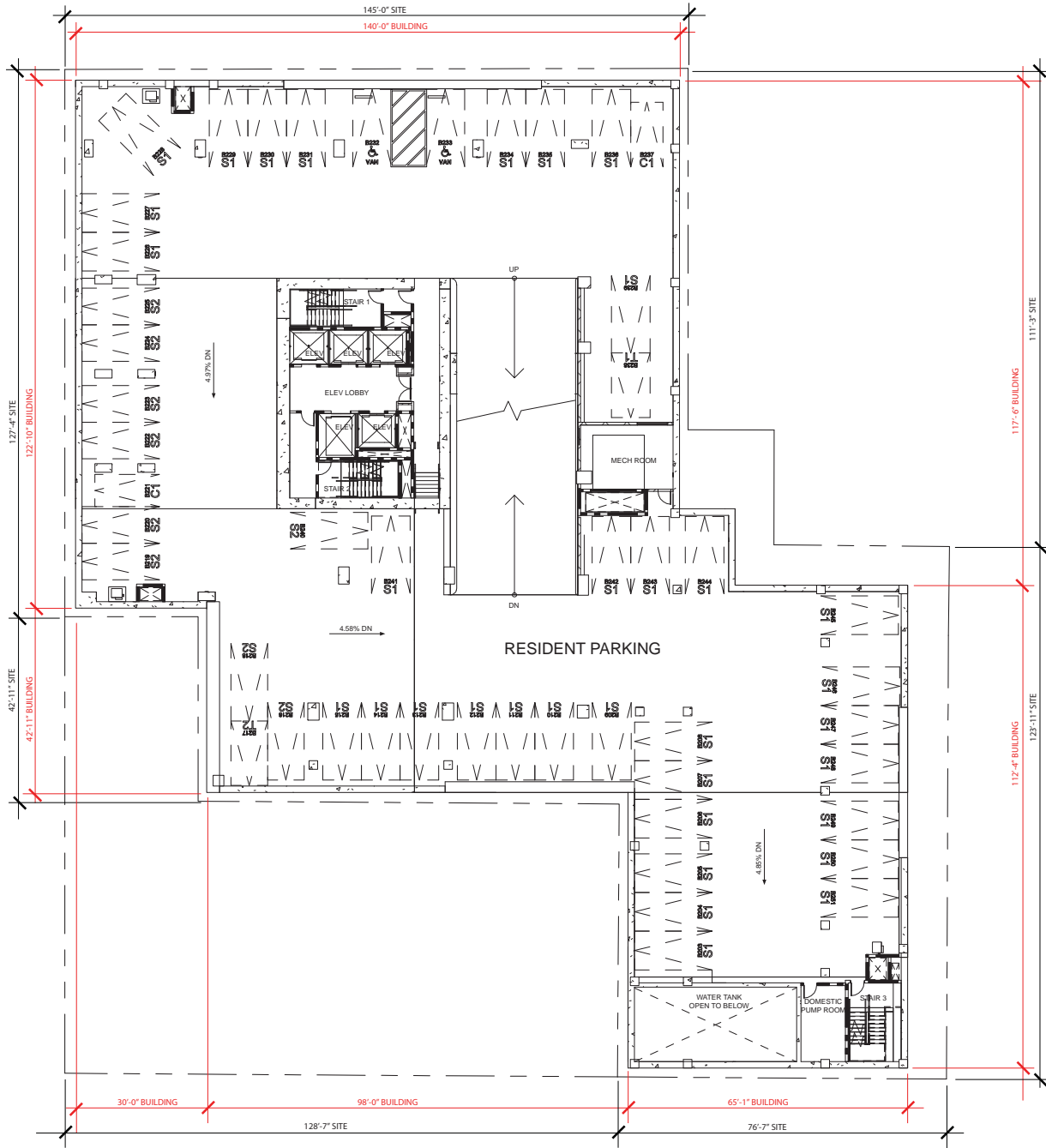
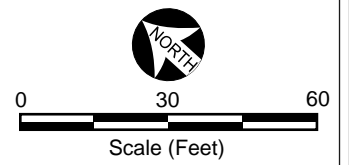
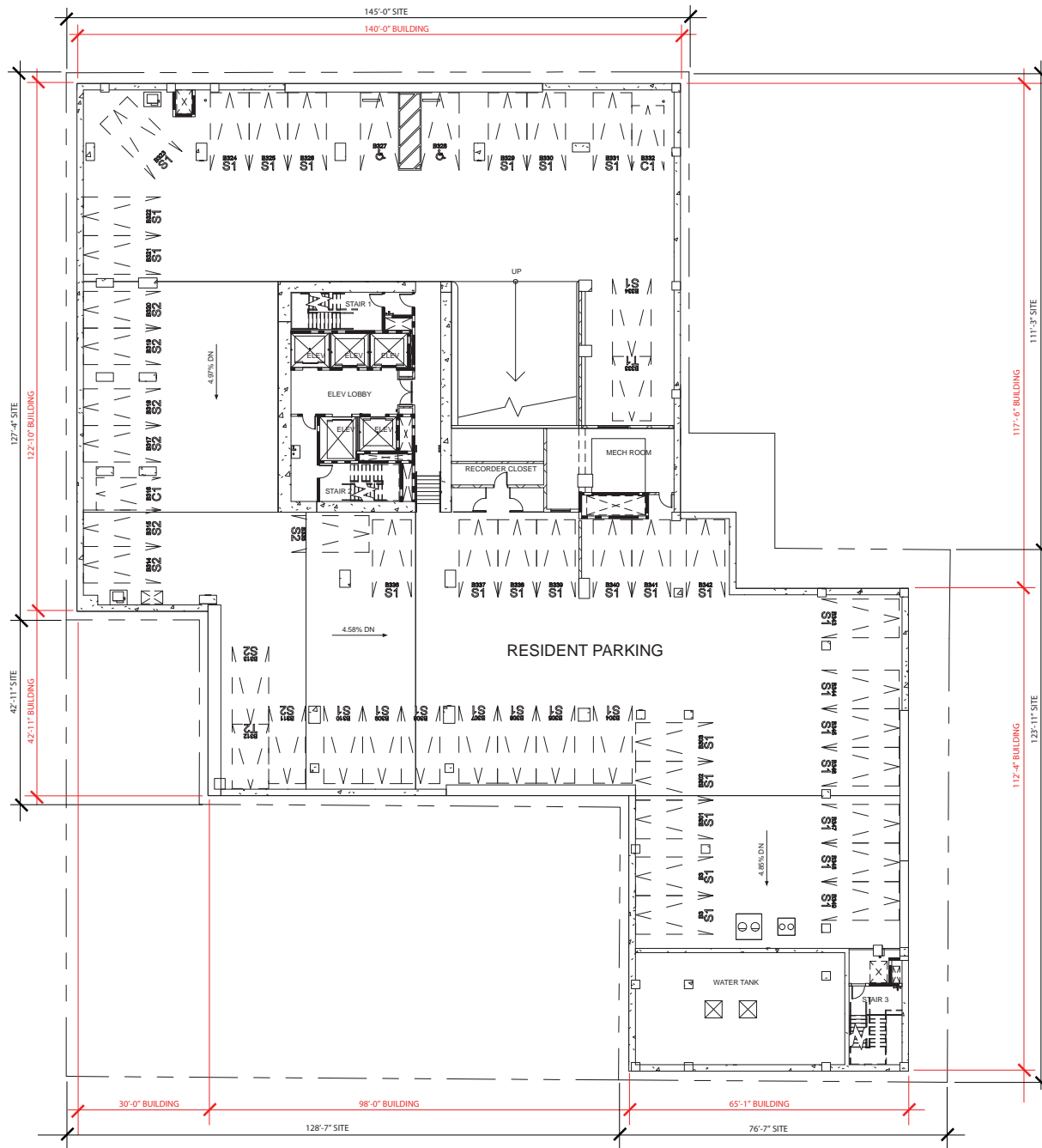


Figure II-3  
Basement 2 Plan

Source: TCA Architects, April 16, 2019.



Source: TCA Architects, April 16, 2019.

Figure II-4  
Basement 3 Plan

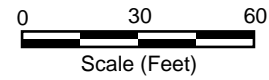
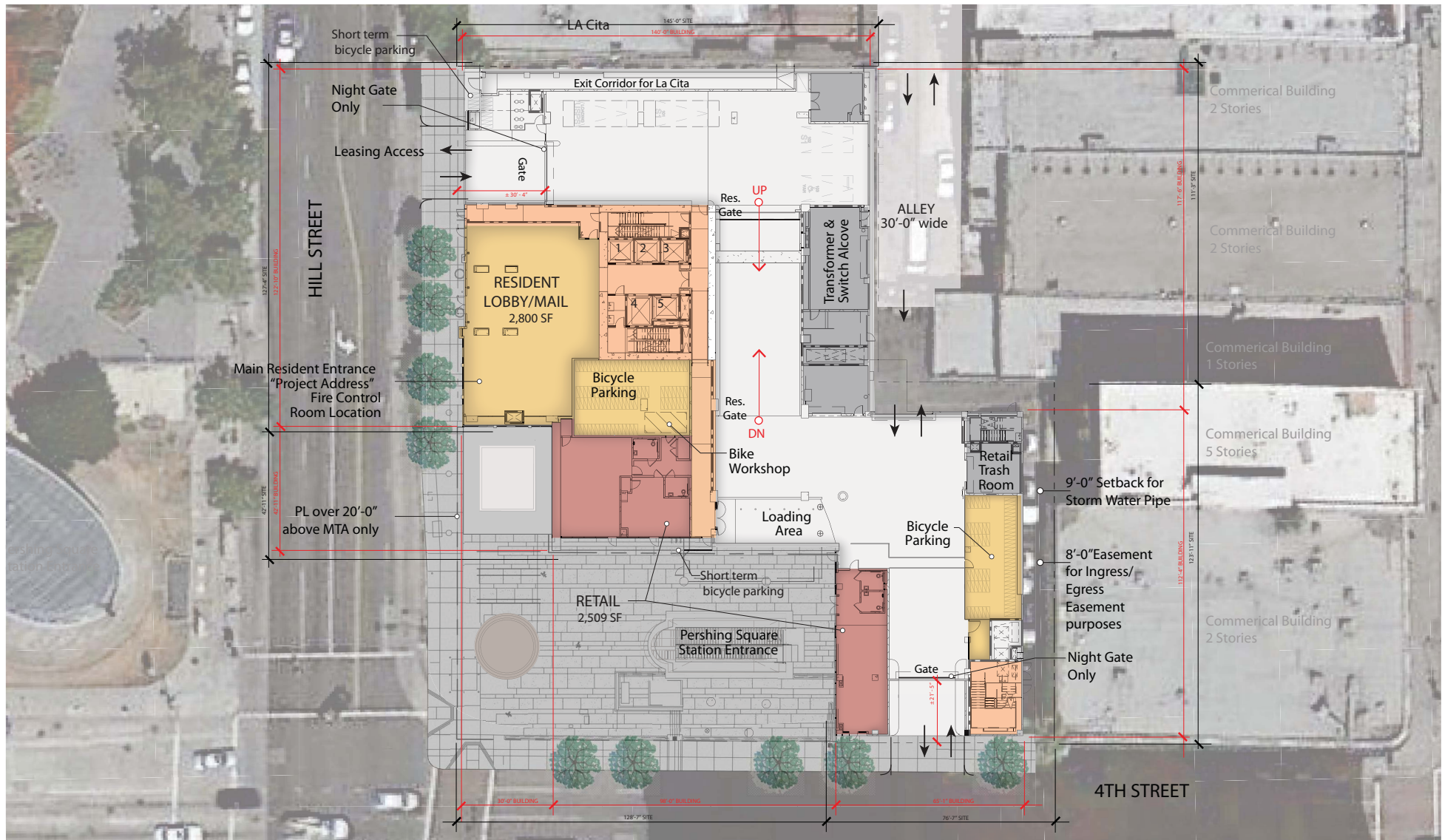


Figure II-5  
1st Floor Plan

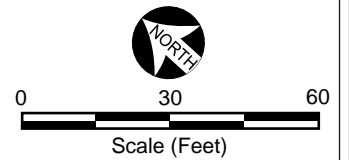
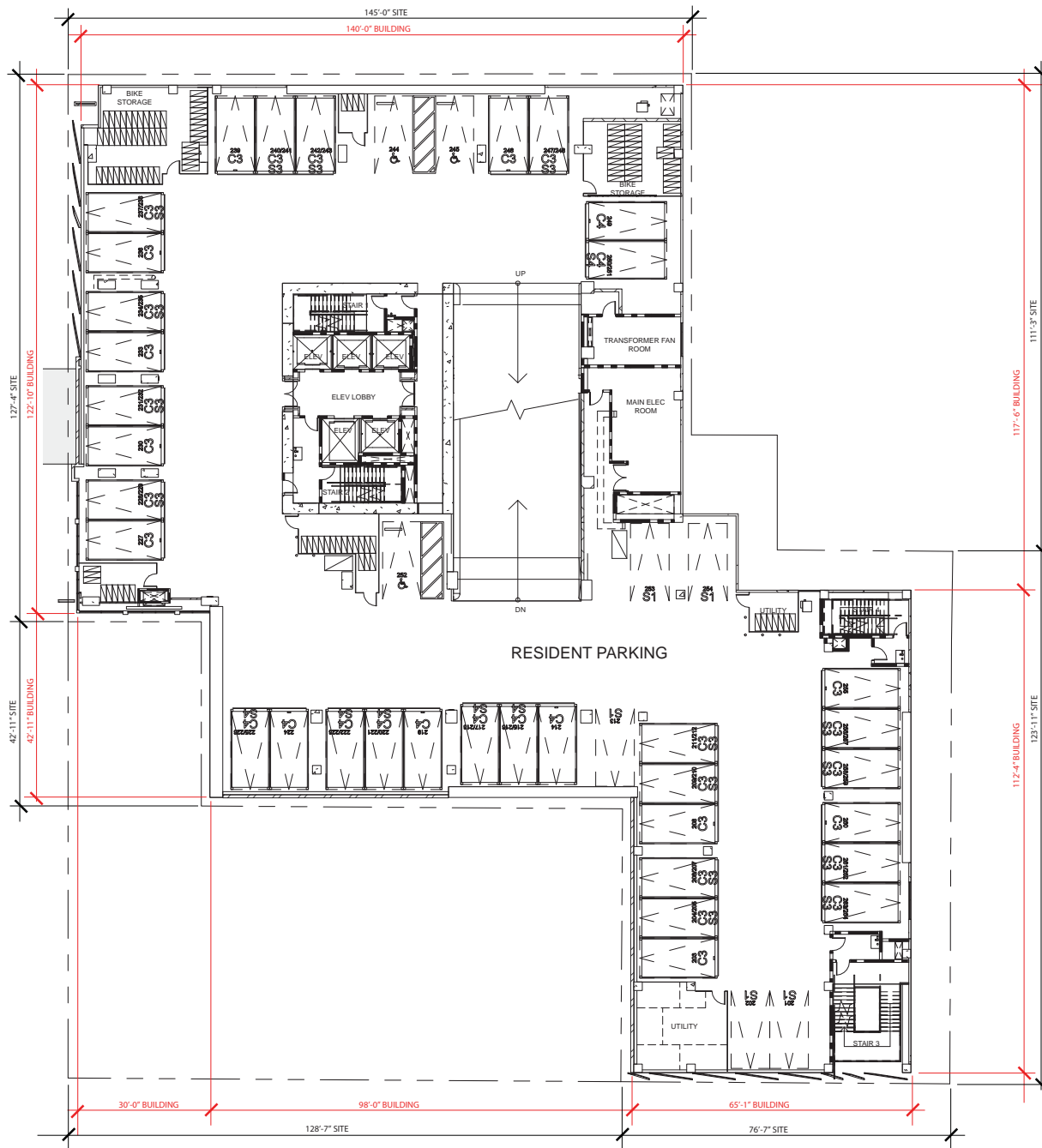


Figure II-6  
2nd Floor Plan

Source: TCA Architects, April 16, 2019.

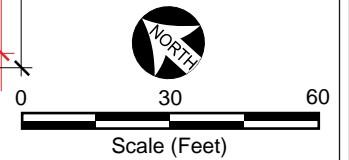


Figure II-7  
3rd Floor Plan

Source: TCA Architects, April 16, 2019.



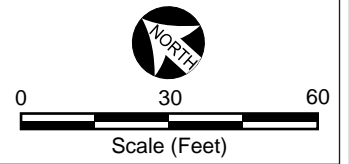
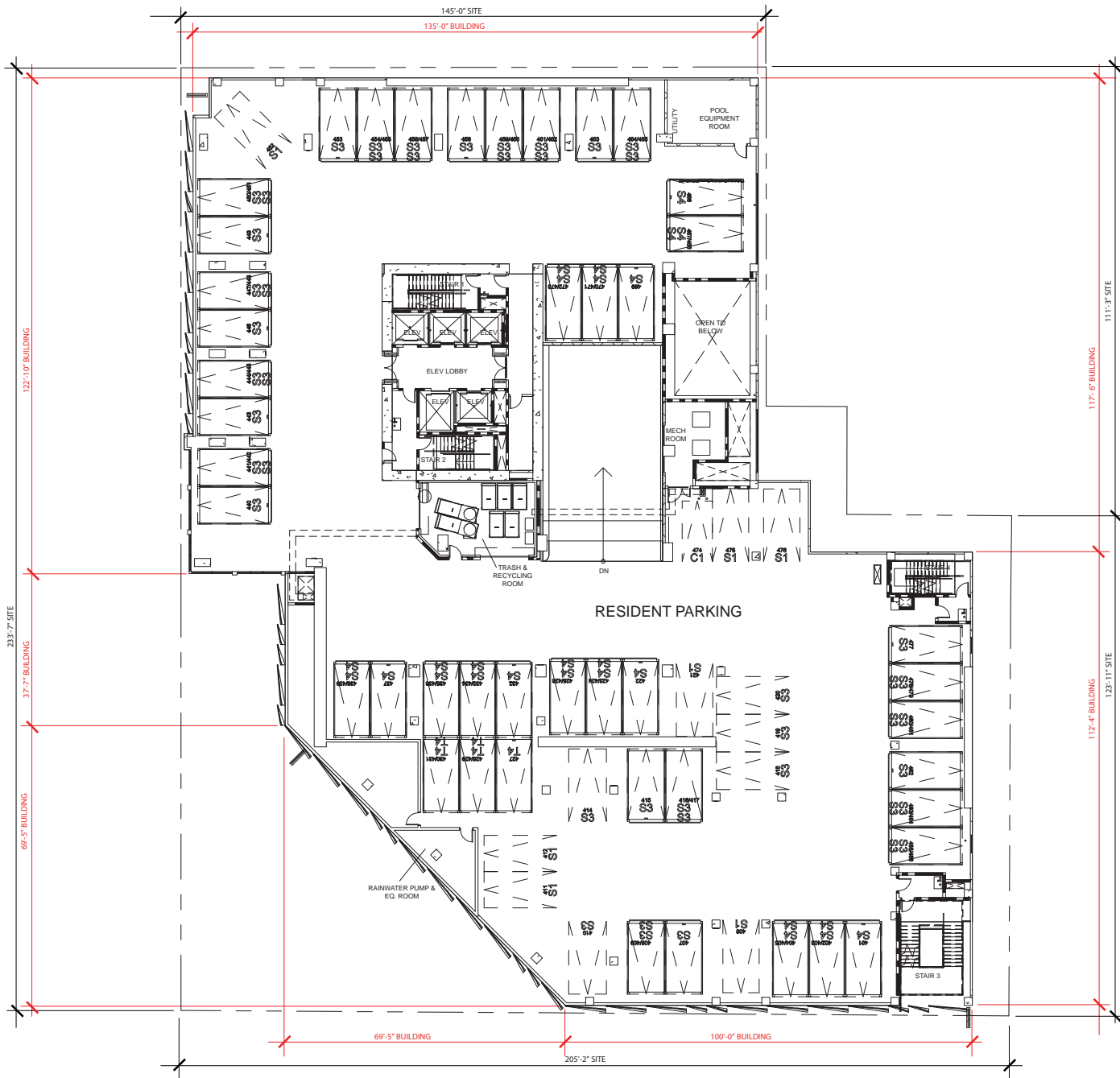


Figure II-8  
4th Floor Plan

Source: TCA Architects, April 16, 2019.

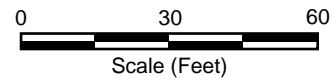
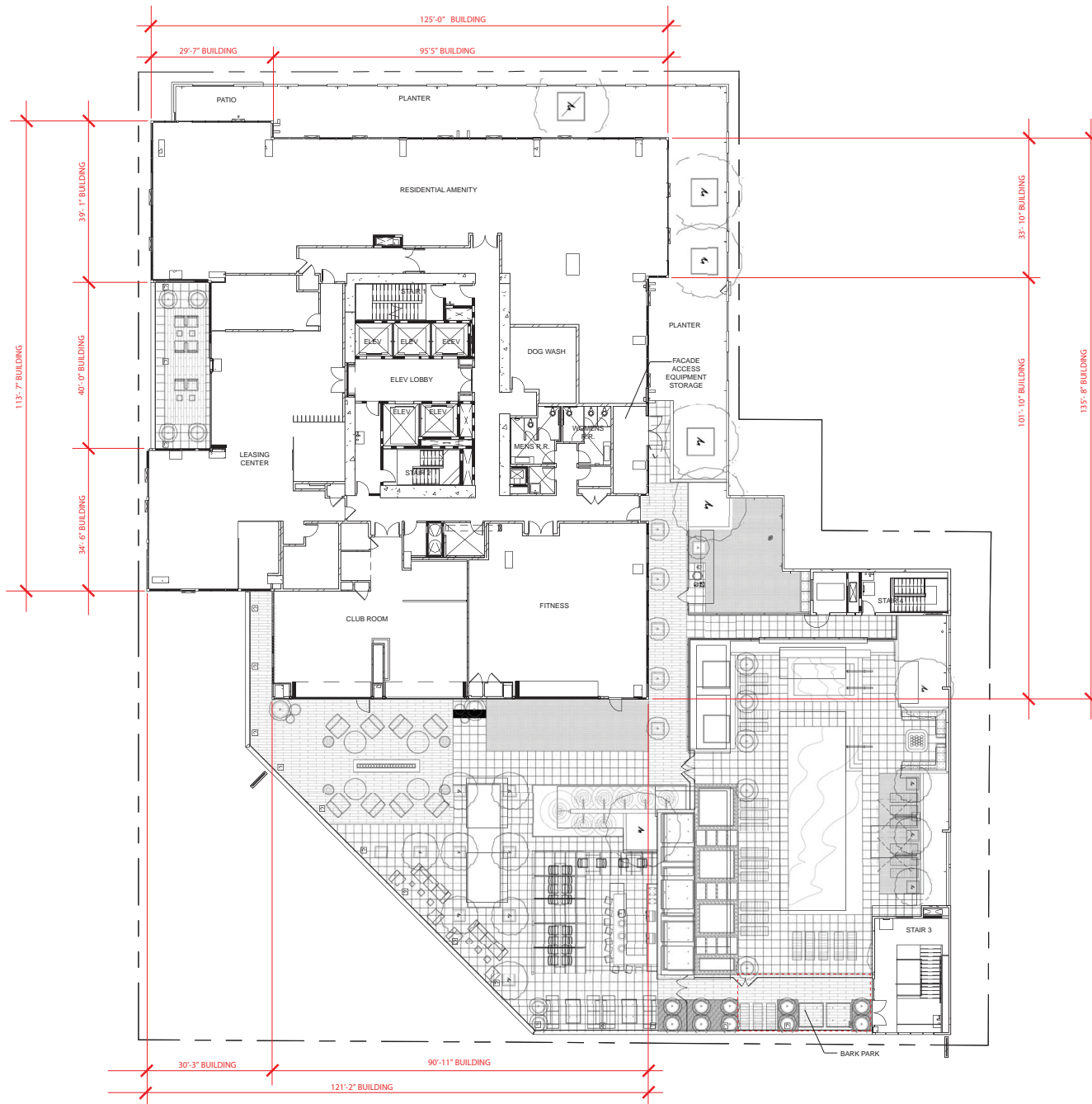


Figure II-9  
5th Floor Plan

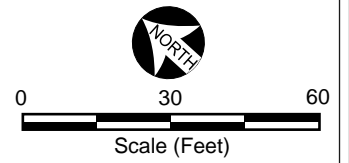
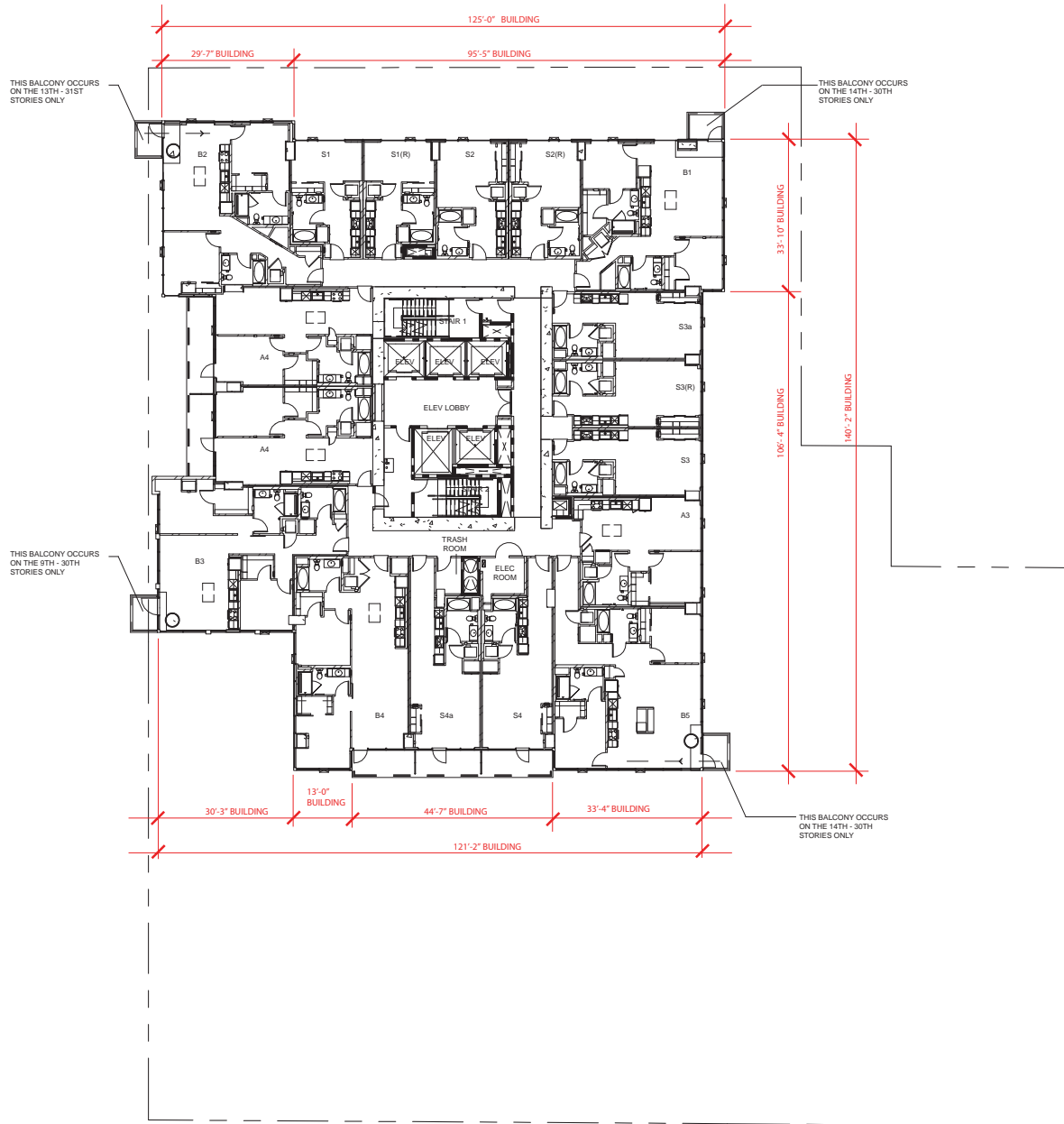


Figure II-10  
6th-30th Floor Plan

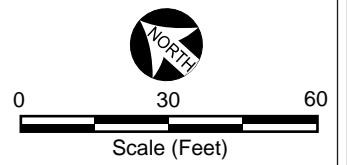
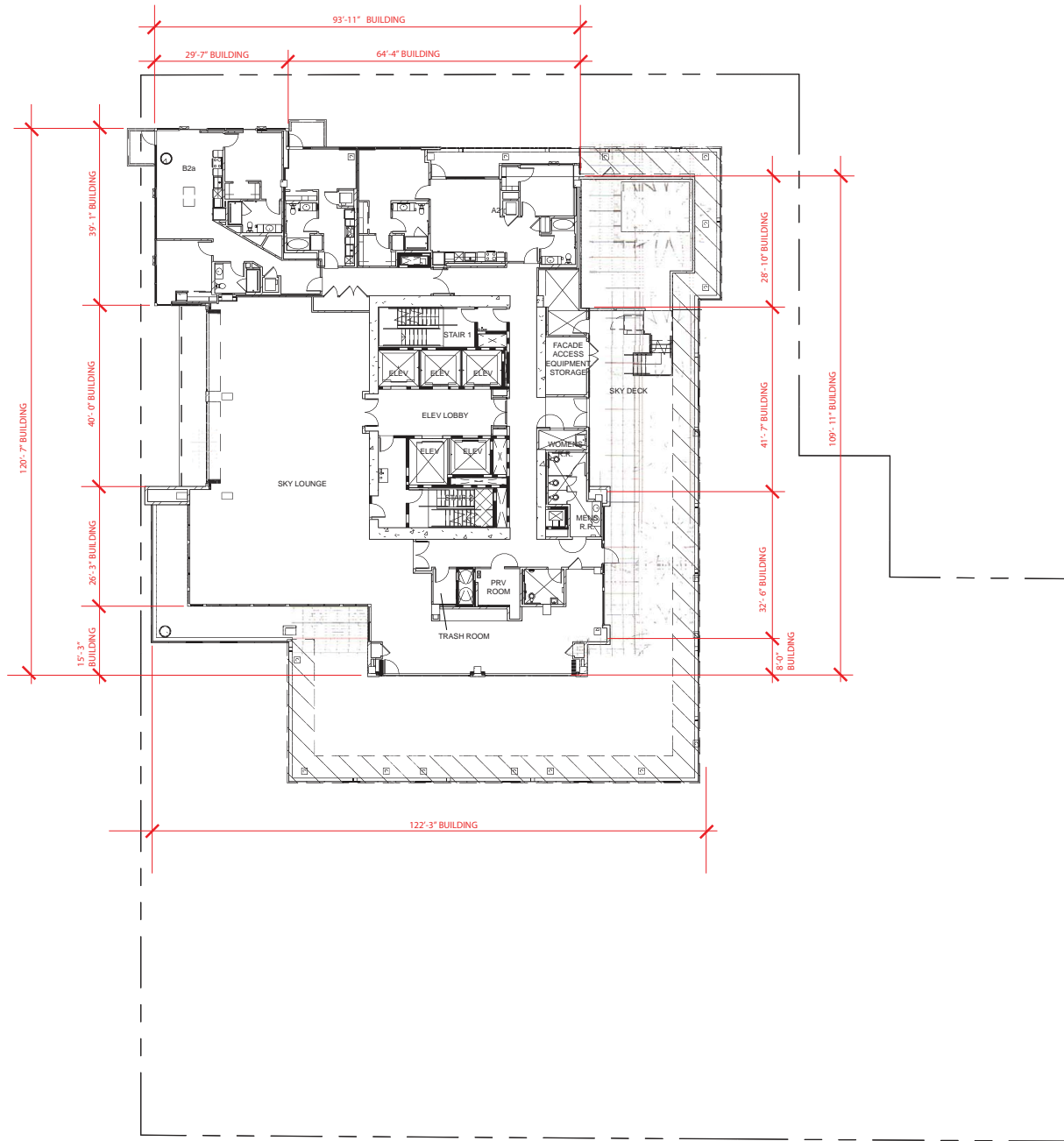


Figure II-11  
31th Floor Plan

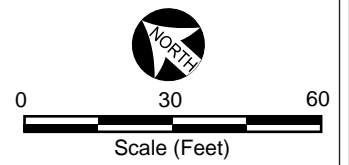
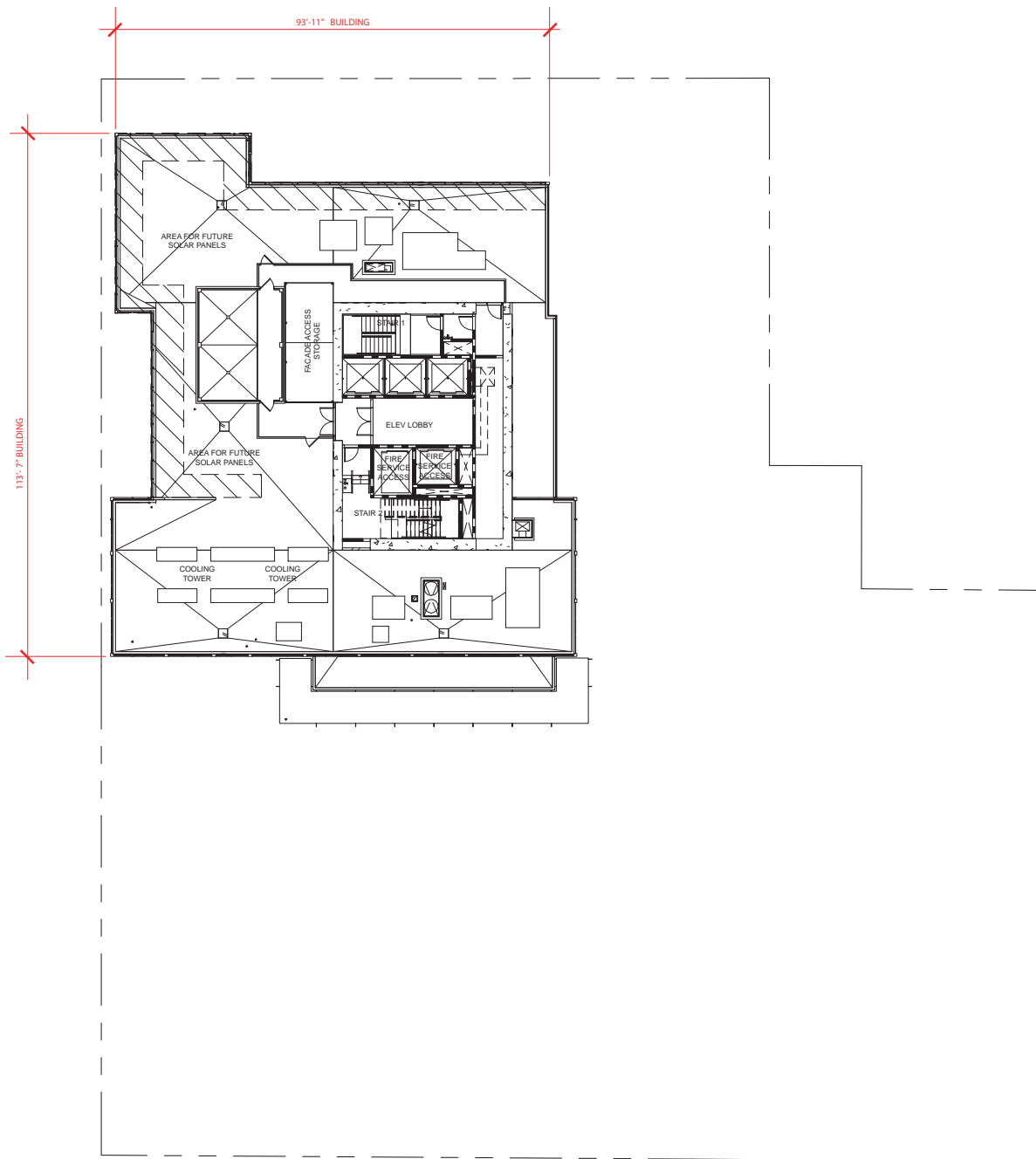
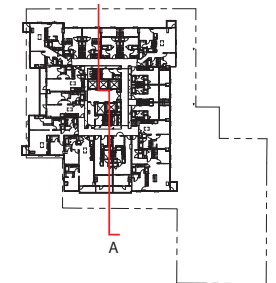
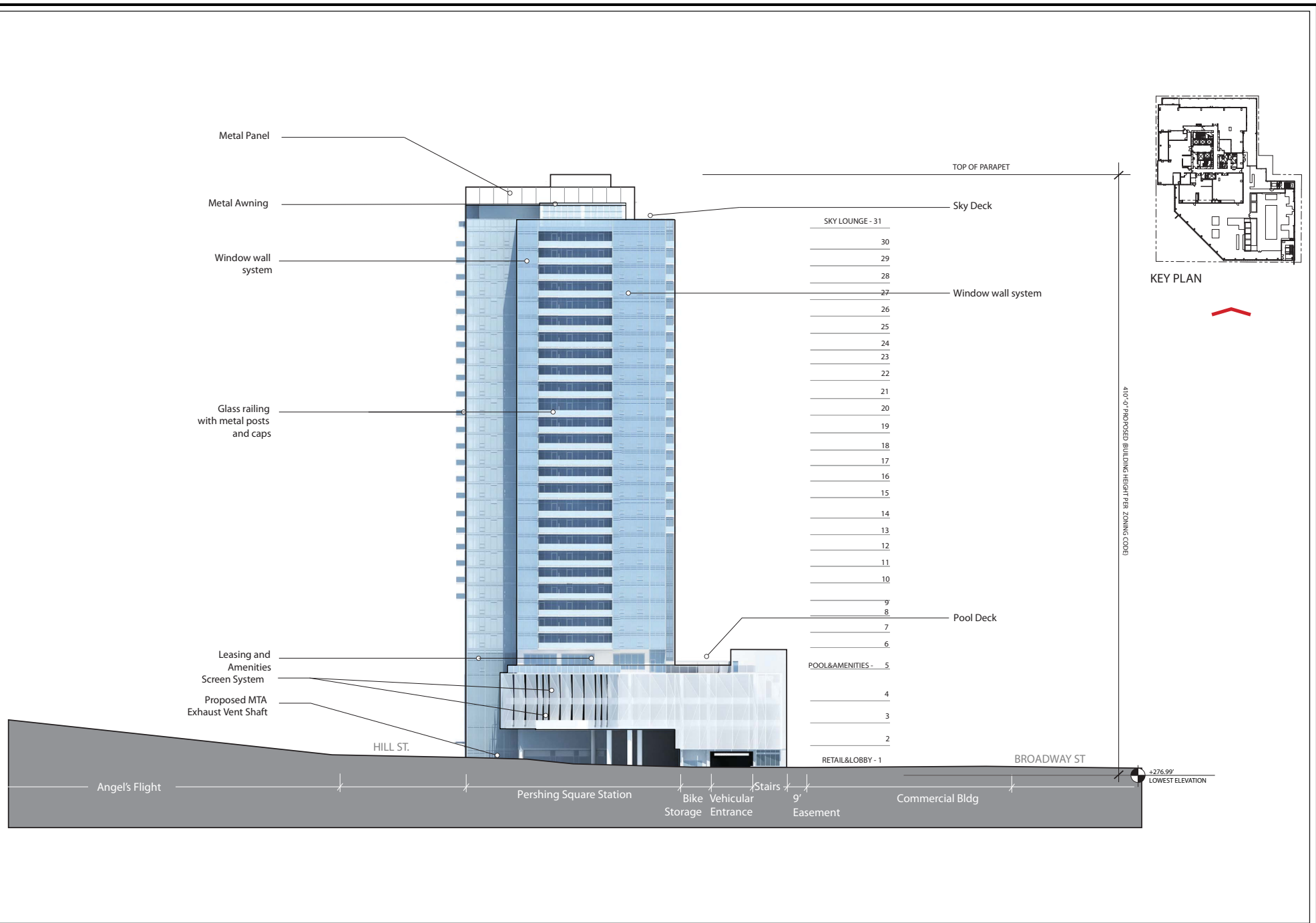


Figure II-12  
Roof Plan



KEY PLAN SECTION A

Figure II-13  
Building Section A



Source: TCA Architects, April 16, 2019.

Figure II-14  
South Elevation

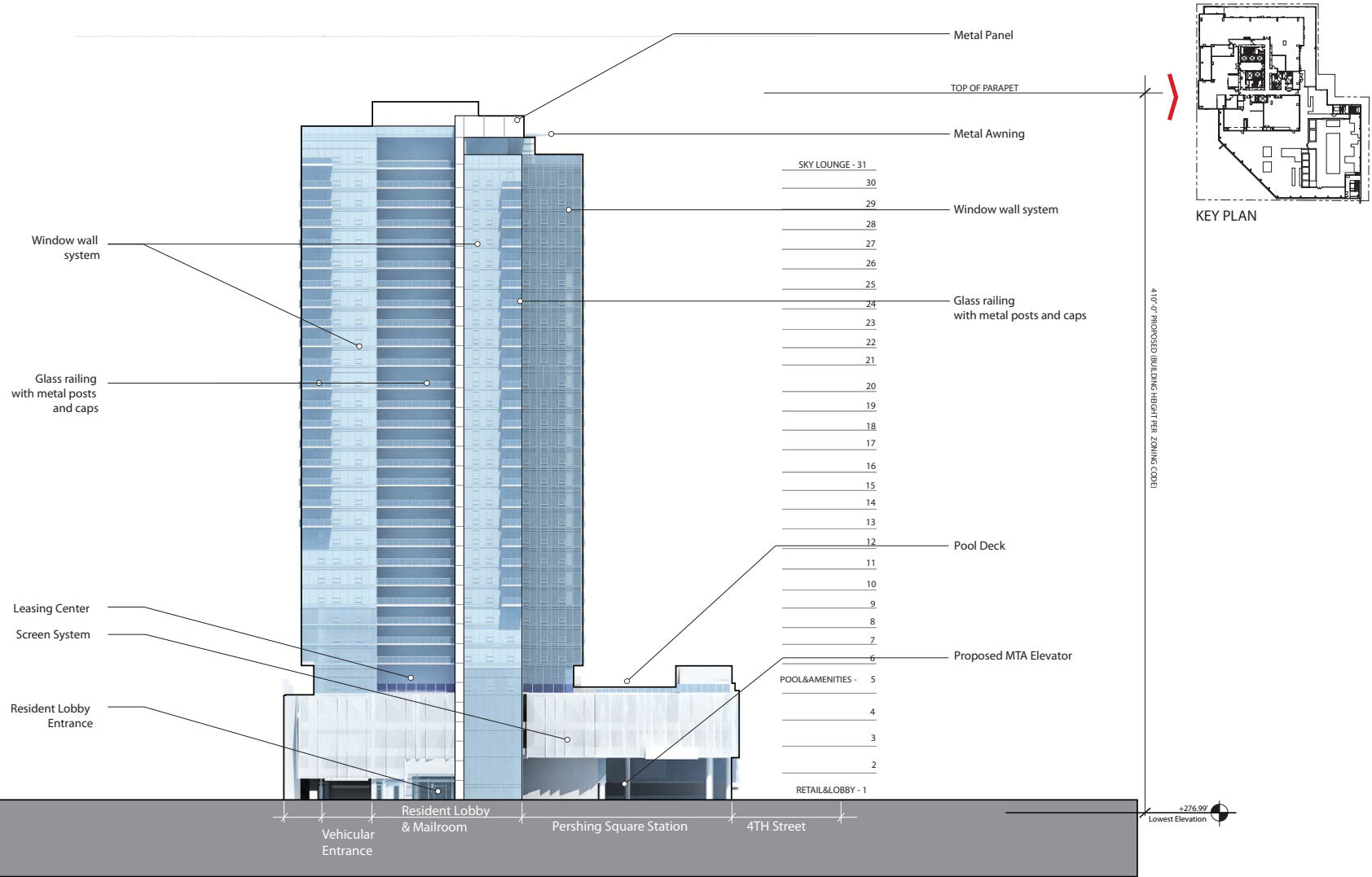
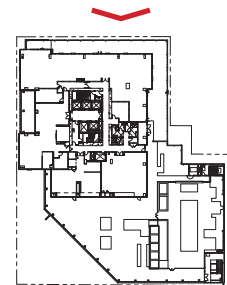
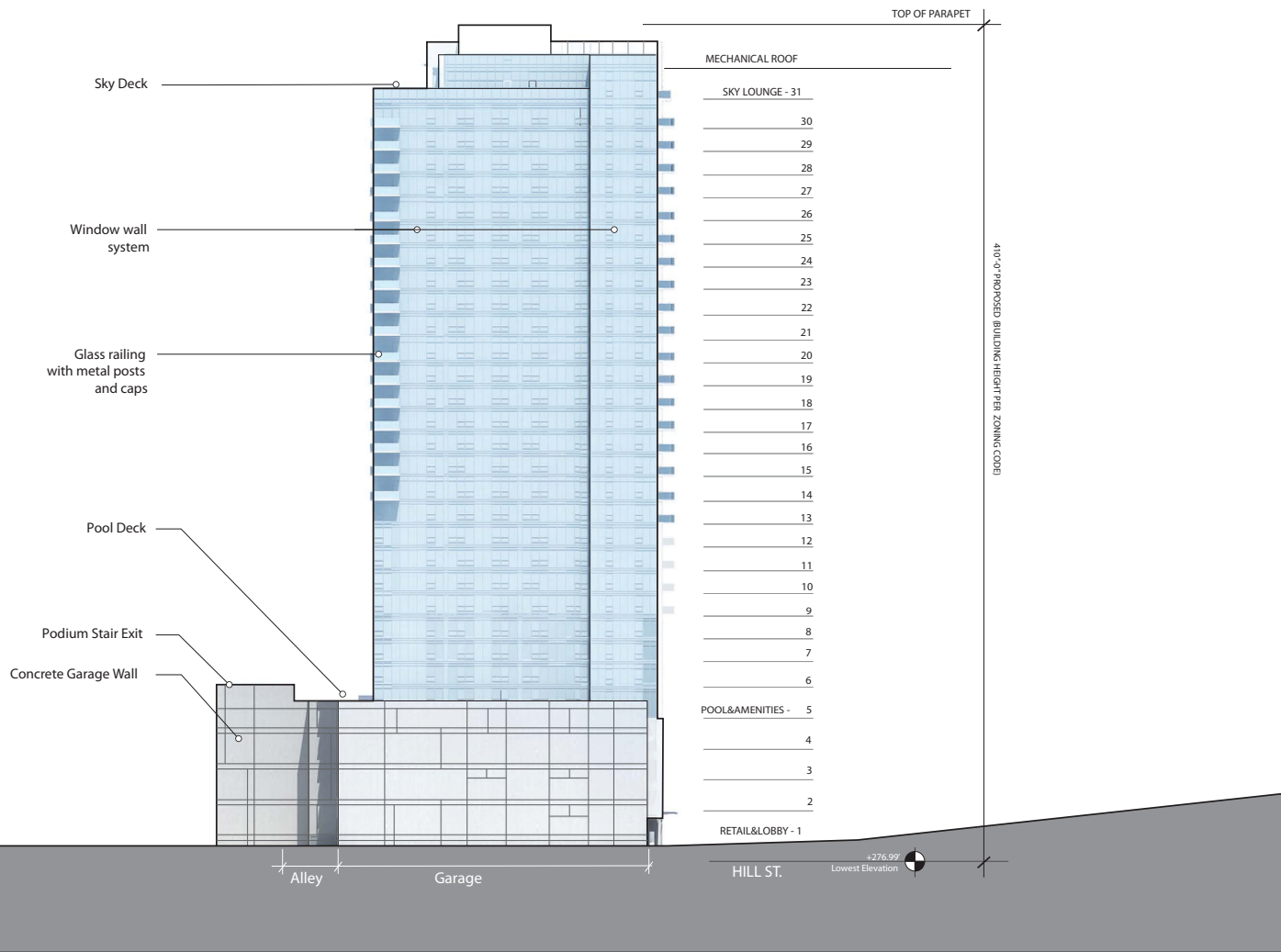


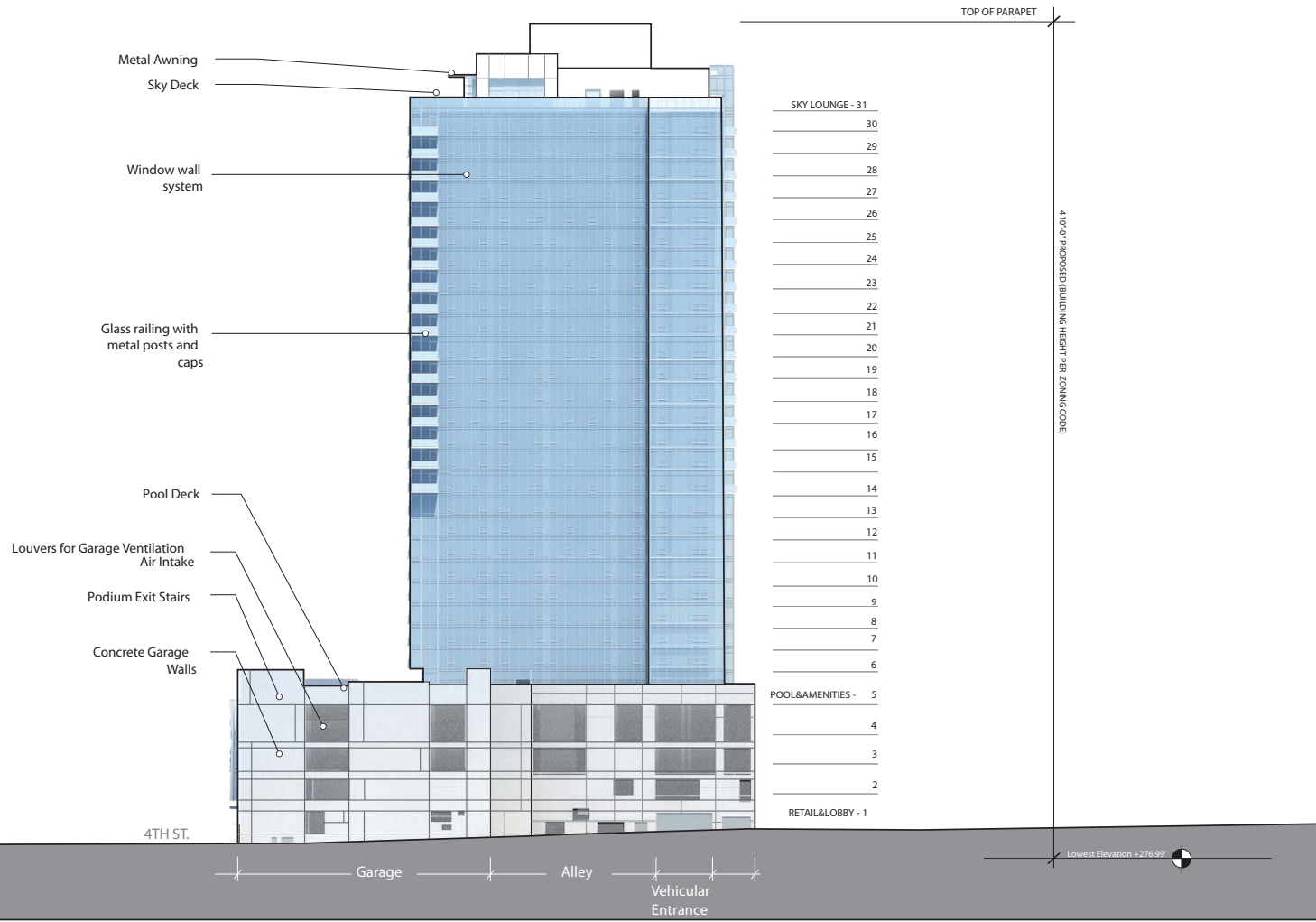
Figure II-15  
West Elevation





KEY PLAN

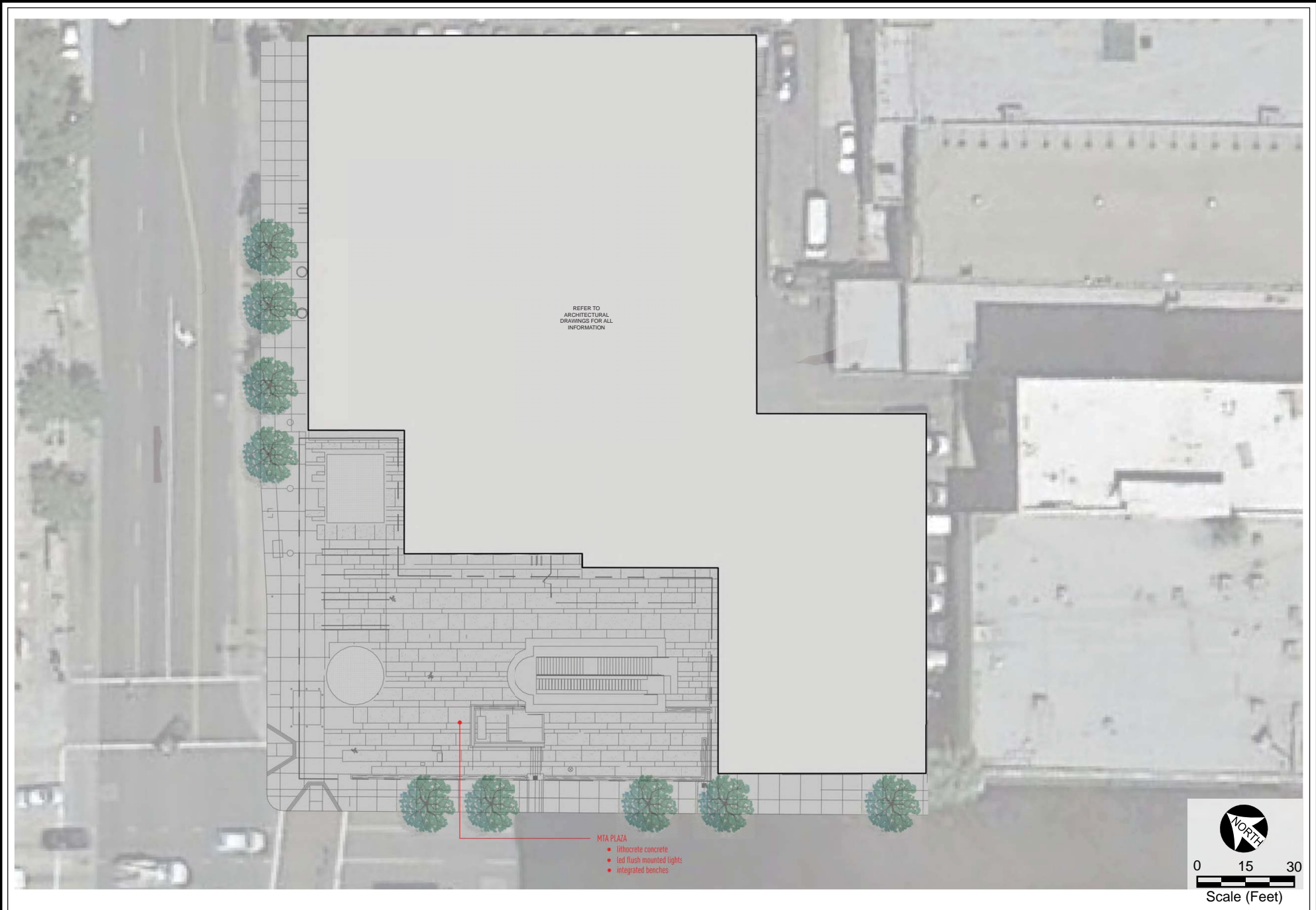
Figure II-16  
North Elevation



KEY PLAN

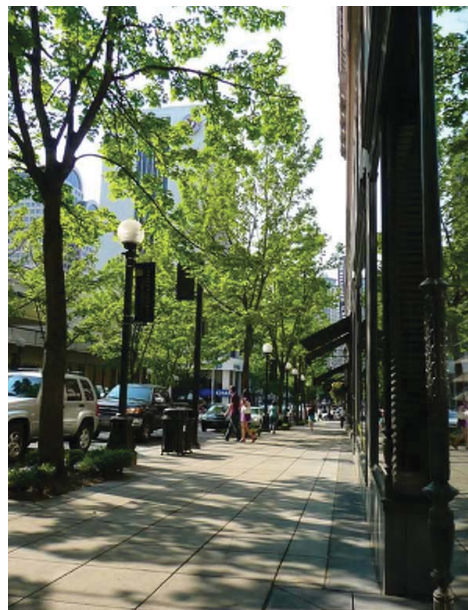
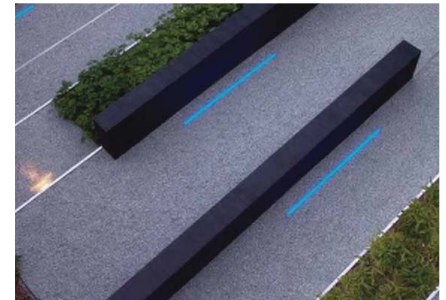
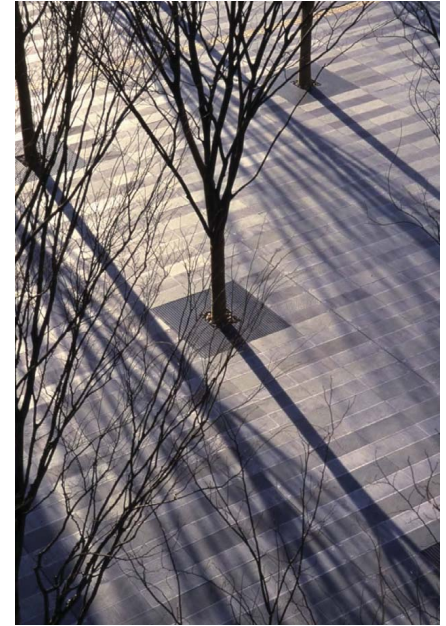
Figure II-17  
East Elevation

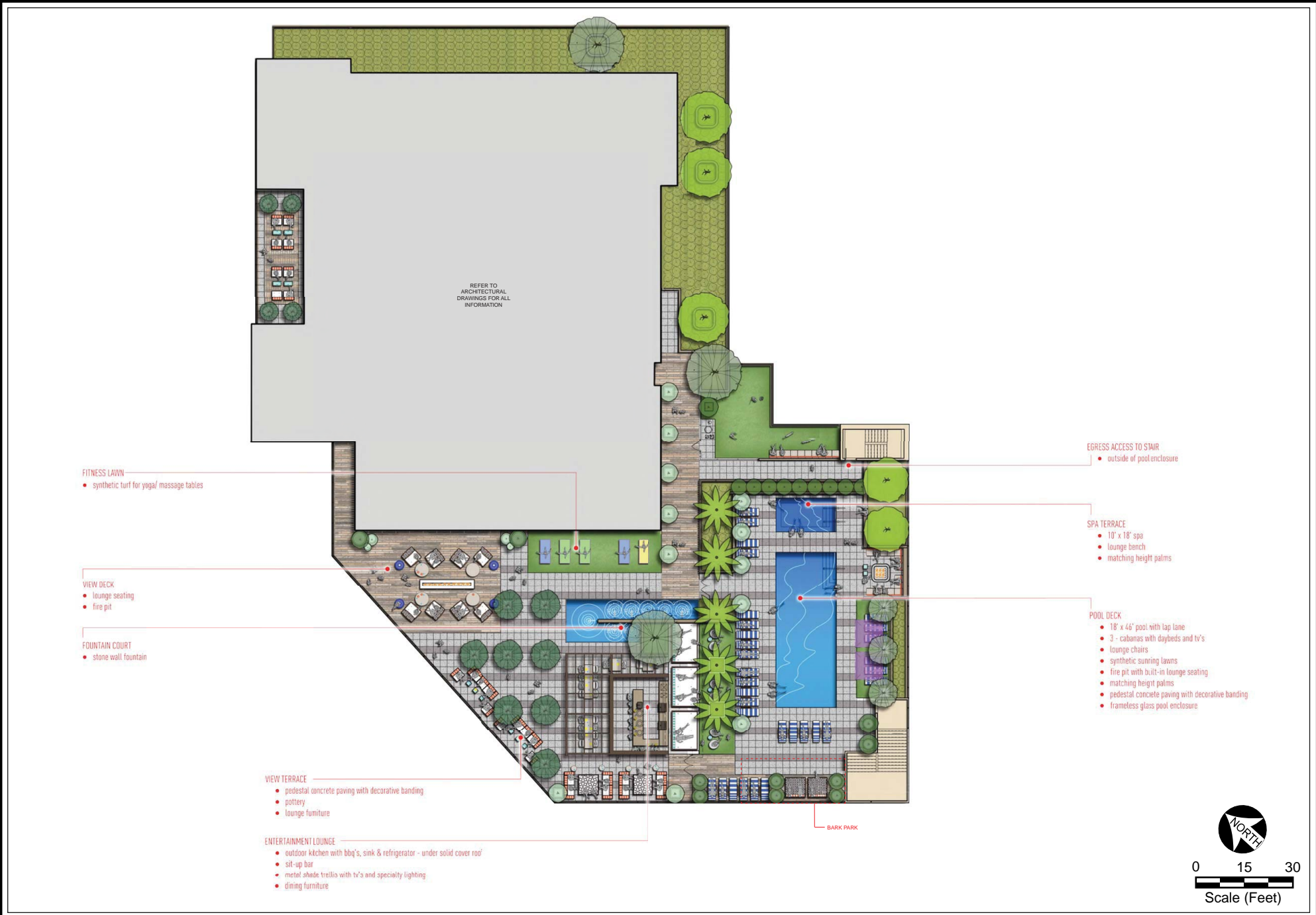
Source: TCA Architects, April 16, 2019.



Source: MJS Design Group, April 16, 2019.

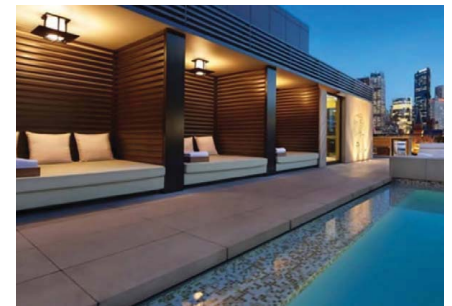
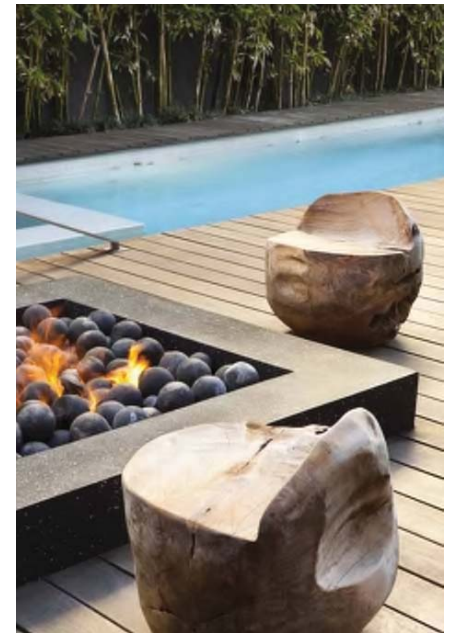
Figure II-18  
Landscape Plan: Ground Level





Source: MJS Design Group, April 16, 2019.

Figure II-20  
Landscape Plan: Podium Level





- VIEW TERRACE**
- fire pit
  - pedestal concrete paving with decorative banding
  - pottery
  - lounge furniture

- DINING TERRACE**
- farm table
  - pottery on cobble

- SPA TERRACE (raised +11")**
- 10'5 x 10'5" spa with elevated bond beam
  - resysta wood deck
  - lounge bench
  - pottery
  - ADA ramp

- SUNNING DECK (raised -18")**
- synthetic turf
  - lounge chairs
  - sunning beds
  - grand steps
  - pottery with patio trees

- SPA ENCLOSURE**
- frameless glass

- CHILL LOUNGE**
- dining furniture
  - pedestal concrete paving with decorative banding
  - portable stainless steel bbq
  - gas heaters
  - fire pit

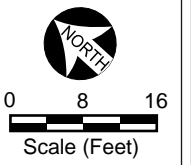


Figure II-22  
Landscape Plan: Roof Deck Level







Source: TCA Architects, April 16, 2019.

Figure II-24  
Building Rendering: View Looking East

Specifically, the Project incorporates sustainable design features, including convenient access to transit (including being built on top of a subway, near the station entrance). Also, the Project emphasizes walkability through its adjacency to high-quality transit and an employment center and the use of outdoor dining space, use of street trees and landscaping, and retail setbacks from sidewalks. Also, the Project includes 14 electric-vehicle (EV) charging stations (at least five percent of the parking spaces). Further, the Project would install the conduit and panel capacity to accommodate the future installation of EV charging stations into 20 percent of the parking spaces.

The Project's signage/way finding and architectural design would be similar to that of the existing buildings located in the surrounding downtown area. The signage would utilize the same materials, colors, and textures found in the architecture to reinforce continuity and articulate the Project's building brand identity. The large blade signs and identity signs would be the same bronze color as the fins and mimic them in location as well. They would be internally illuminated with white L.E.D. lighting to create white lettering on the blade signs and identity signs. The signage would be placed lower on the building to effectively reduce the overall scale, creating a more welcoming experience for residents, visitors, and their guests. The remainder of the exterior signage would include 3D letters on the garage opening and above the doors to indicate address, lobby and retail, which would receive light from the architectural lighting on the building. The overall design would be simple and modern as it directs guests, visitors, and residents to the lobby entrance, retail, and parking garage.

The Project would include a three-level subterranean parking garage and a four-story parking podium. The parking podium design would comply with the Downtown Design Guide, specifically the parking and access guidelines, as well as the project design features included the City Planning Commission Advisory Notice Relative to Above-Grade Parking.<sup>1</sup> In compliance with the Downtown Design Guide and the Commission's Advisory Notice, the Project's parking would be integrated into the building's design and would not be visible on the ground floor of the building facades that face Hill Street and/or 4<sup>th</sup> Street. The Project would not include any blank walls; all exterior walls without any architectural relief would be painted with art murals and/or would contain building signage compliant with the Los Angeles Municipal Code (LAMC).

The Project would be designed and constructed to achieve Leadership in Energy and Environmental Design (LEED) v4 Building Design and Construction, Multifamily Midrise Gold standards. In response to solar heat gain from the sun, the exterior treatment of each façade would be articulated to minimize heat gain without compromising daylight and views. To the south and west portion, the building skin is proposed to have more solid panels and continuous cantilevered balconies that double as sun shade.

### **Multi-family Units**

The Project would involve demolition of the existing surface parking lot and 850 square-foot restaurant located on the Project Site. The Project would develop the site with 428 multi-family residential units, including 226 studio units, 75 1-bedroom units, and 127 2-bedroom units. The

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<sup>1</sup> *City of Los Angeles Advisory Notice Relative to Above-Grade Parking, October 27, 2016.*

428 residential units would include 22 Very-Low income units and one of the following: 1) 10 percent of the total number of units for Low Income households; 2) 15 percent of the total number of units for Moderate Income households; or 3) 20 percent of the total number of units for Workforce Income households. All of the multi-family units would be located on floors 6 through 31. Units would range in size from 407 to 1,243 square feet.

### **Commercial Uses**

The Project would include up to 5,610 square feet of commercial uses, including an approximately 2,980-square-foot leasing office, and up to 2,630 square feet of neighborhood-serving retail land uses. The neighborhood-serving retail uses would be located on the ground floor, creating commercial frontage along the Metro Transit Plaza. Hill Street and 4<sup>th</sup> Street would be engaged by active uses, including a lobby, bicycle parking, and bike repair facility.

### **Vehicle Access and Parking**

Vehicle access to the Project Site would be provided from 4<sup>th</sup> Street, Hill Street, and through a rear alley accessible from 4<sup>th</sup> Street. A loading area would be located on the ground floor immediately adjacent to the podium courtyard and behind the ground-floor commercial uses to minimize visibility. The Project Site is located within the Greater Downtown Housing Incentive Area, thus in accordance with the LAMC Section 12.22 A.29(c)(4) the Project Applicant is required to provide only one parking space (including spaces allocated for guest parking) for each dwelling unit. Further, the Project Applicant is not required to provide parking for dwelling units reserved for households earning less than 50 percent of the Area Median Income (AMI), as determined by the Housing and Community Investment Department.<sup>2</sup> In addition, the Project Applicant is permitted to seek up to a 30 percent reduction in residential vehicle parking by providing the required amount of short and long-term bicycle parking as specified in LAMC Section 12.21 A.4.<sup>3</sup> The Project Applicant is requesting a 25 percent reduction in vehicle parking (equivalent to 128 vehicle parking spaces), in addition to the permitted AMI parking reduction.

As shown on Table II-1, the Project would provide 379 residential vehicle parking spaces. The amount of commercial space proposed (5,610 square feet) does not meet the 7,500-square-foot commercial space threshold for requiring commercial parking as specified in the Exception Downtown Business District; no commercial parking would be provided as part of the Project.<sup>4</sup>

The Project would include a three-level subterranean parking garage and a four-story parking podium. The four-story parking podium design would be subject to the parking and access

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<sup>2</sup> LAMC Section 12.22 A.29(c)(3).

<sup>3</sup> LAMC Section 12.21A.4 states that if a residential building has applied for and received a density bonus under Section 12.22.A.25, 30 percent of the required automobile parking may be replaced as long as it is not utilizing one of the Density Bonus Parking reductions. The Project Site is located in the Greater Downtown Housing Incentive area and therefore is not applying for a density bonus specified in LAMC Section 12.22.A.25. The City created its own Density Bonus provision for Downtown LA that is codified in LAMC 12.22 A 29.

<sup>4</sup> LAMC Section 12.21.A.4(i).

guidelines included in the Downtown Design Guide, as well as the project design features included in the City Planning Commission Advisory Notice Relative to Above-Grade Parking.<sup>5</sup> In compliance with the Downtown Design Guide the Project's parking would be developed in an internal parking structure (partially subterranean) and would not be visible on the ground floor of the building facades that face Hill Street and/or 4<sup>th</sup> Street.

**Table II-1  
Project Parking**

<b>Dwelling Units</b>	<b>Parking Required<sup>1</sup></b>	<b>Total Parking Required</b>
226 Studio	1 space/unit	226 spaces
75 1-bedroom	1 space/unit	75 spaces
127 2-bedroom	1 space/unit	127 spaces
<i>Total Parking Required</i>		<i>428 spaces</i>
<i>-5% Very-Low-Income Reduction</i>		<i>-22</i>
<i>-Up to 30% Replaced with Bicycle Parking</i>		<i>-128</i>
<i>Total Parking Required with Allowed Reductions</i>		<i>278</i>
<b>Total Provided</b>		<b>375 spaces</b>
<sup>1</sup> <i>Development of the Project Site is subject to the Downtown Housing Incentive Ordinance parking requirements, which require 1 space per dwelling unit and do not require parking for commercial land uses measuring less than 7,500 square feet.</i>		

In addition, the Project would provide long-term and short-term commercial and residential bicycle parking. A total of 13 commercial bicycle parking spaces would be provided (3 long-term and 10 short-term), as well as a total of 499 residential bicycle spaces (38 short-term spaces and 461 long-term spaces).<sup>6</sup>

### **Open Space**

As shown on Table II-2, in accordance with LAMC Section 12.21, the Project would be required to include a minimum of 45,975 square feet of open space. As a discretionary approval, the Project Applicant is requesting a no greater than 10 percent reduction (no more than 4,597 square feet) in the common open space requirement, resulting in a total of 41,377 square feet of open space to be provided as part of the Project. The types of open space provided as part of the Project include (but are not limited to) 10,100 square feet of private open space, a 14,332-square-foot courtyard, a 1,453-square-foot business lounge, a 5,179-square-foot club room, a 1,730-square-foot fitness room, a 5,508-square-foot sky deck, and a 3,126-square-foot sky lounge.

<sup>5</sup> *City of Los Angeles Advisory Notice Relative to Above-Grade Parking, October 27, 2016.*

<sup>6</sup> *LAMC Section 12.21A.16.(a): "Long-term bicycle parking shall be provided at a rate of one per dwelling unit...short-term bicycle parking shall be provided at a rate of one per ten dwelling units...For all commercial, institutional, an industrial uses that require automobile parking under Subsections 12.21A.4.(c), (d), (e), and (f), short- and long-term bicycle parking shall be provided as per Table 12.21 A.16(a)(2)." In accordance with Table 12.21 A.16(a)(2) commercial uses (e.g., restaurants and retail) are required to provide 1 short-term and long-term bicycle parking space per 2,000 square feet (a minimum of 2 spaces).*

**Table II-2  
Open Space Required of and Provided by the Project**

<b>Open Space Requirement</b>	<b>Project Units</b>	<b>Total Open Space Required</b>
<3 habitable rooms = 100 sf/du	301 du <sup>1</sup>	30,100 sf
3 habitable rooms = 125 sf/du	127 du <sup>2</sup>	15,875 sf
<i>Total Required</i>		<i>45,975 sf</i>
<i>Request for 10% Reduction<sup>3</sup></i>		<i>4,598 sf</i>
<b>Total Provided</b>		<b>41,377 sf</b>
<i>sf = square feet                      du = dwelling unit</i> <sup>1</sup> <i>Includes 226 studio units and 75 1-bedroom units.</i> <sup>2</sup> <i>Includes 127 2-bedroom units.</i> <sup>3</sup> <i>Pursuant to LAMC Section 12.21-G, Director of Planning approval of up to a 10 percent reduction (i.e., up to 4,598 square feet) from the required 45,975 square feet of open space requirement.</i>		

**Construction**

The Project’s construction phase would occur over an approximately 29-month period, and would include demolition, site preparation, grading and excavation, and building construction phases. The grading and excavation phase would require the import of approximately 5,000 cubic yards of material and export of approximately 48,000 cubic yards of material.

**REQUESTED DISCRETIONARY ACTIONS**

In order to implement the Project, the Project Applicant is requesting approval of the following discretionary actions from the City:

- Pursuant to LAMC Section 16.05, Approval of Site Plan Review Findings
- Pursuant to LAMC Section 12.21-G, Director of Planning approval of up to a 10 percent reduction (i.e., up to 4,598 square feet) from the required 45,950 square feet of open space requirement.
- Haul Route Approval for 48,000 cubic yards of soil export and 5,000 cubic yards of soil import.

The Project Site is located in the Greater Downtown Housing Incentive area and therefore is not required to apply for a density bonus as specified in LAMC Section 12.22.A.25. Instead the Project can rely on the Downtown Los Angeles density bonus provision (refer to LAMC 12.22.A.29) and the Certificate of Compliance (No. AA-2015-0983-COC). Additional discretionary actions, permits, and/or ministerial actions including but not limited to: street tree removal/replacement, demolition, excavation, shoring, grading, foundation, and building and tenant improvements may be required.

## ENVIRONMENTAL SETTING

### Project Site

The Project Site is located in the Central City Community Plan Area of the City of Los Angeles (City) (refer to Figures II-25 and II-26). The Project Site is made up of one parcel, Assessor Parcel Number (APN) 5149-015-036, and is located at 340 South Hill Street.<sup>7</sup> Additionally, the Project Site includes the airspace starting at approximately 20 feet above the Metropolitan Transportation Authority (Metro) subway portal located at the northeast corner of 4<sup>th</sup> Street and Hill Street.<sup>8</sup> The Project Site is bound by Hill Street to the west, a restaurant building to the north, commercial/retail buildings to the east, and 4<sup>th</sup> Street and a Metro Red Line subway portal to the south. The total area of the Project Site is approximately 32,467 square feet. The Project Site is currently developed with a 109-space surface parking lot and an 850-square-foot restaurant. Views of the Project Site are shown in Figure II-27.

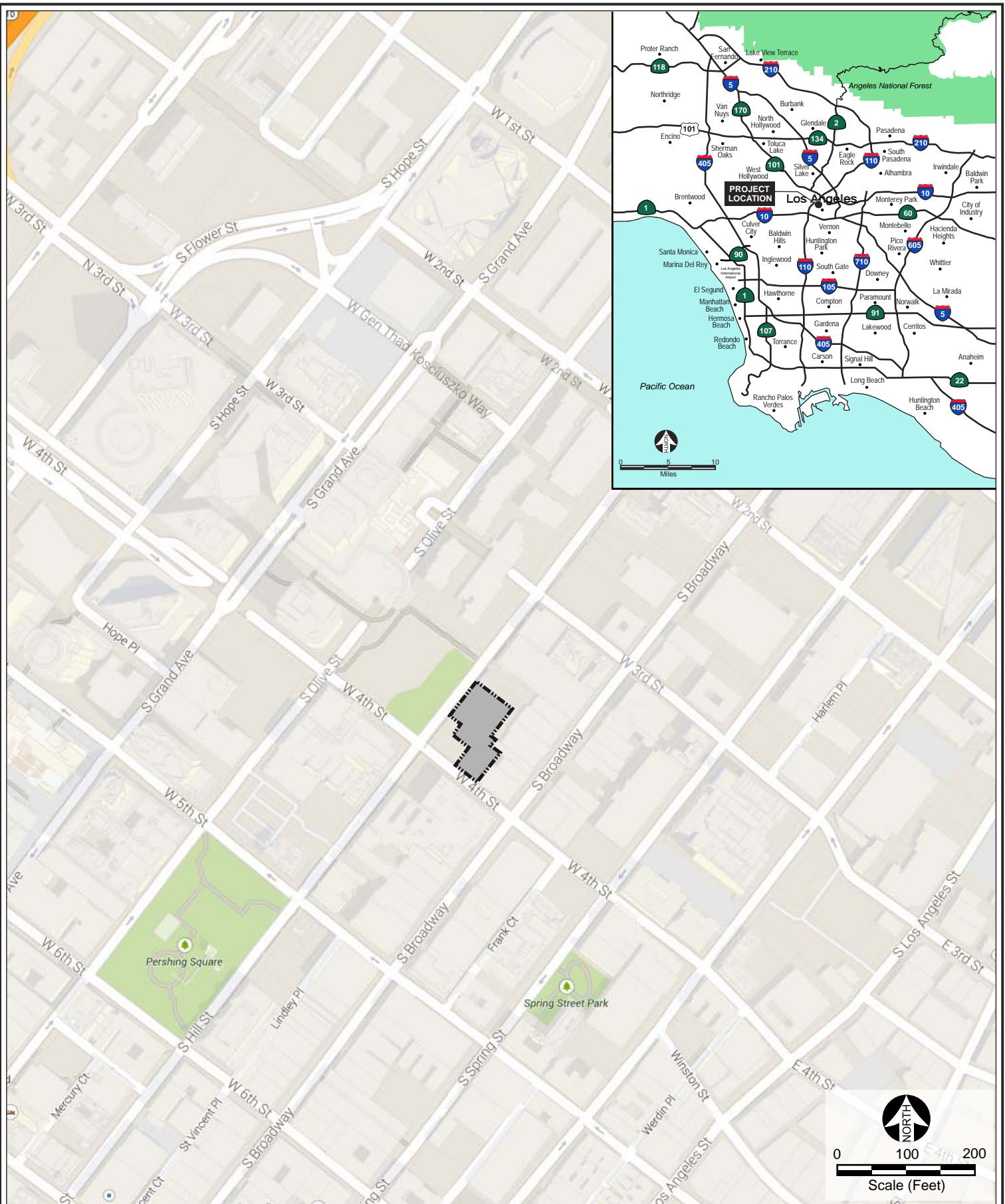
### Land Use Designation & Zoning

The land use designation for the Project Site is Regional Center Commercial, and the zoning for the Project Site is C2-4D (Commercial, Height District 4 with Development Limitations) (refer to Figures II-28 and II-29). The “D” or Development Limitation restricts the floor area ratio (FAR) to six times the buildable area of the site. However, the Downtown Housing Incentive Ordinance allows a floor area bonus for projects that voluntarily provide a prescribed percentage of affordable housing units. As stated previously, consistent with the Downtown Housing Incentive Ordinance, the Project would set-aside Restricted Affordable units, including 22 units (5 percent of the total number of units) for Very-Low-Income households and one of the following: 1) 10 percent of the total number of units for Low Income households; 2) 15 percent of the total number of units for Moderate Income households; or 3) 20 percent of the total number of units for Workforce Income households.

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<sup>7</sup> Additional addresses affiliated with the Project Site include: 338-360 South Hill Street and 311-321 West 4<sup>th</sup> Street.

<sup>8</sup> The air space from the ground level of the Metro subway portal to approximately 20 feet above the portal is owned by Metro, referred to herein as the Air Space Parcel.

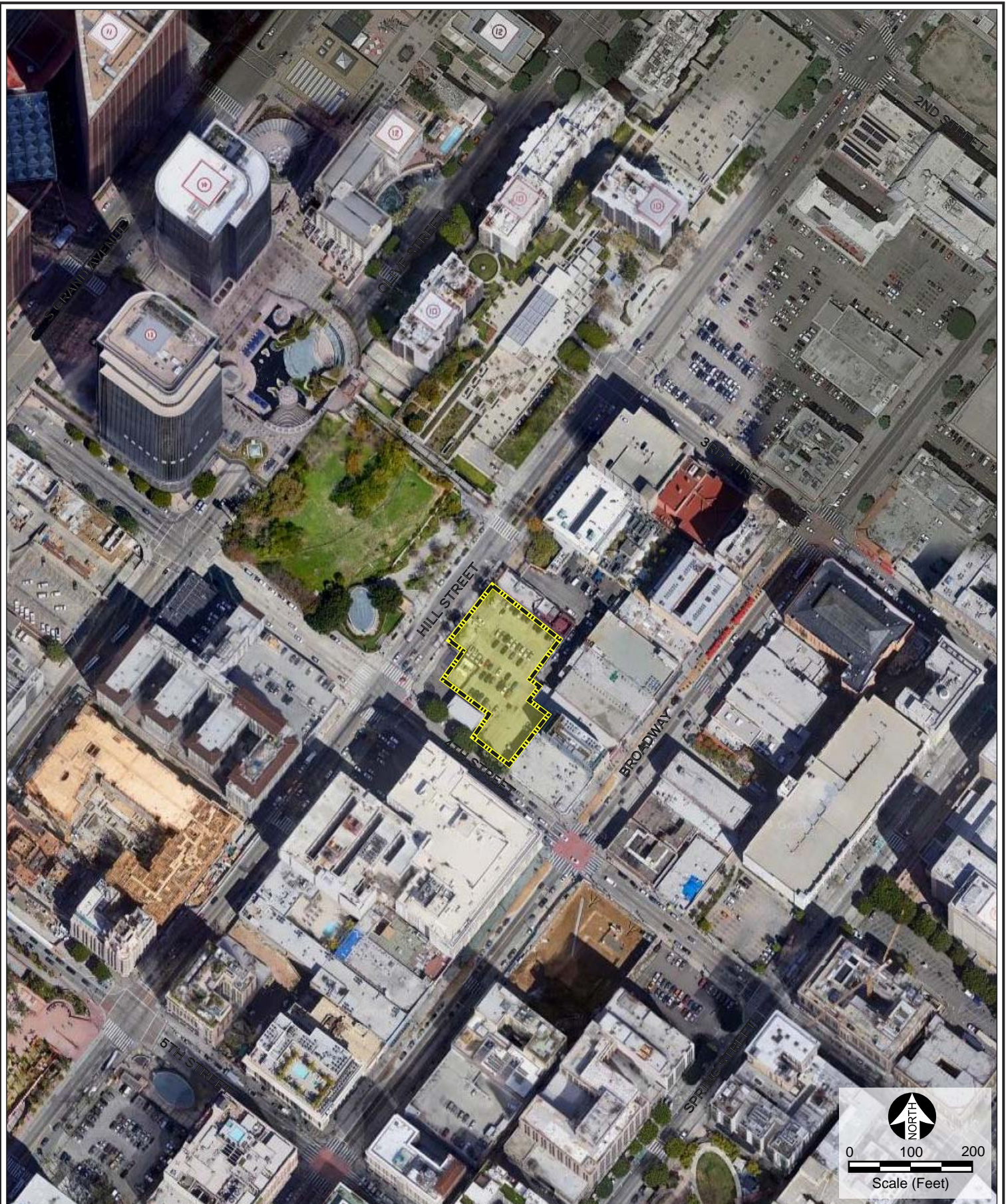


**Legend**

 Project Site

Figure II-25  
Project Site Regional and Local Map

Source: Google Aerial and CAJA Environmental Services, LLC., 2015.



Legend

 Project Site

Source: Google Maps, 2019.

Figure II-26  
Aerial Photo





**Photo A:** View toward the northeast of the Project site from Hill Street.

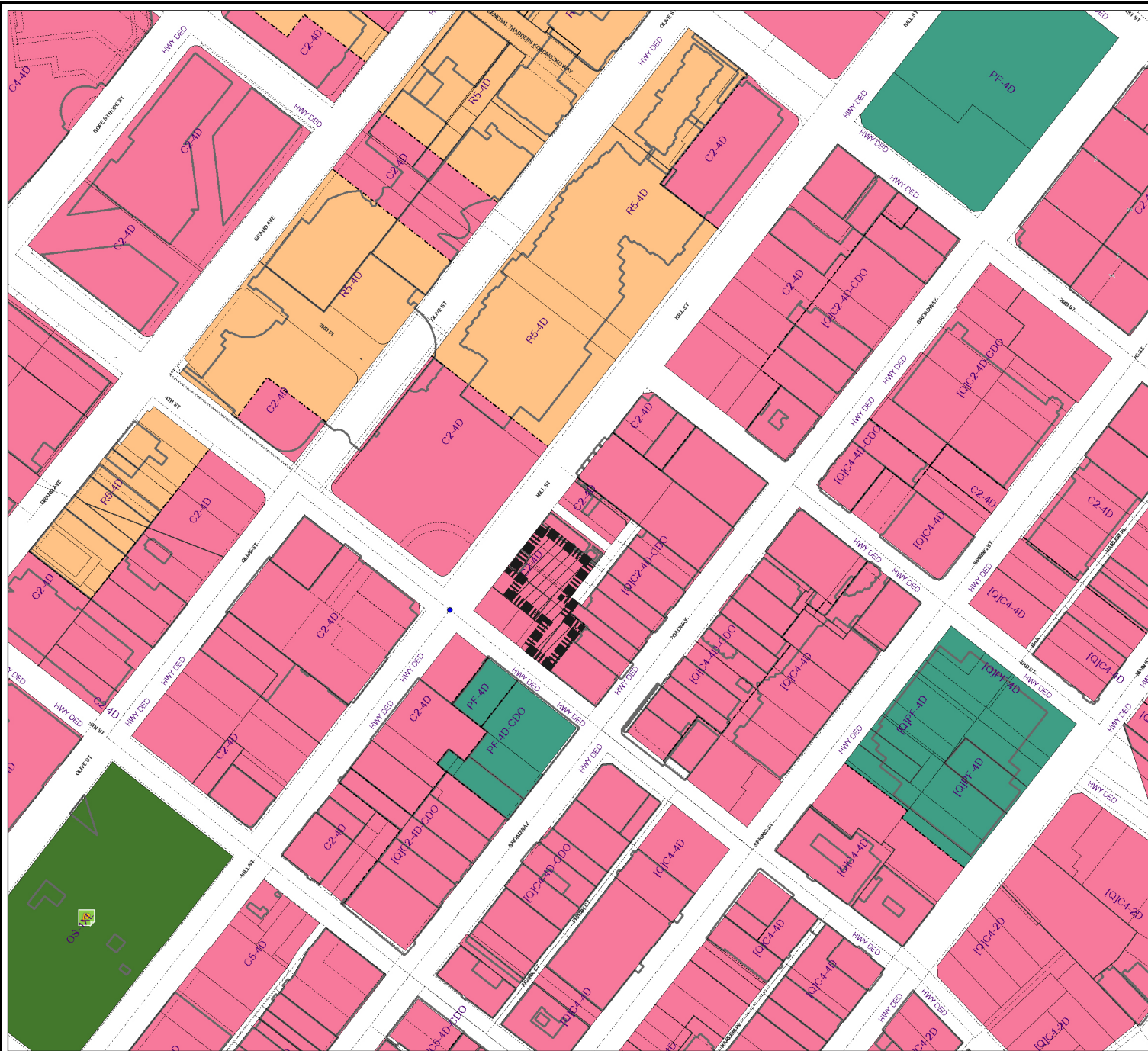


**Photo B:** View of the Project site toward the northeast from the intersection of Hill Street and 4th Street.




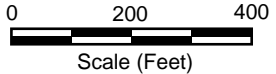
**Photo C:** View toward the east from Hill Street of the existing restaurant on the Project site.

Figure II-27  
Views of the Project Site



### Legend

- GENERALIZED ZONING**
- OS, GW
  - A, RA
  - RE, RS, R1, RU, RZ, RW1
  - R2, RD, RMP, RW2, R3, RAS, R4, R5
  - CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC
  - CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
  - P, PB
  - PF
  - HILLSIDE
-  Project Site



Source: <http://zimas.lacity.org/>, 2015.

Figure II-28  
Existing Zoning

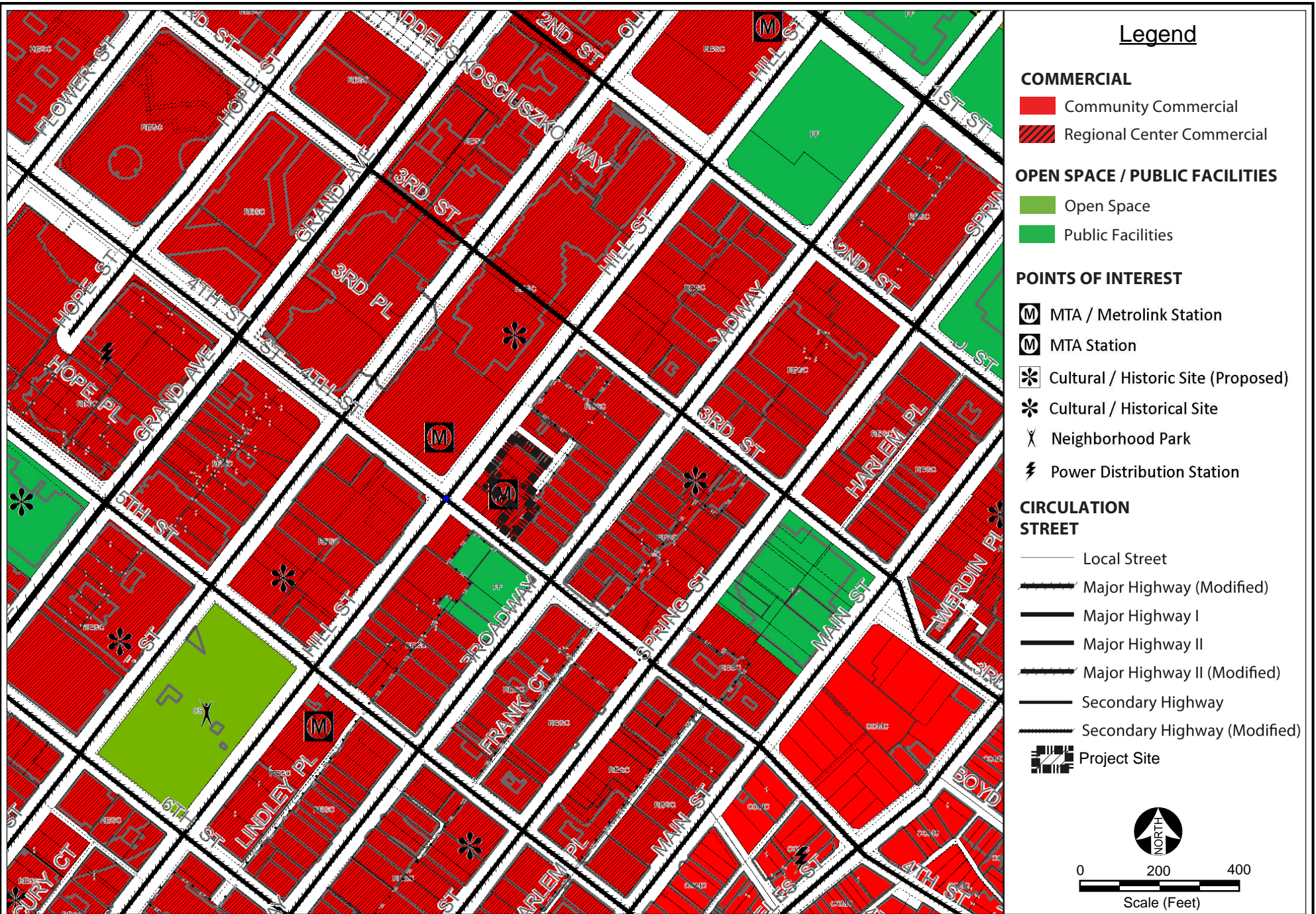


Figure II-29  
Existing Land Use Designation

Source: <http://zimas.lacity.org/>, 2015.

## **Description of Surrounding Area**

The Project Site is located in the urban and highly developed Downtown neighborhood of Los Angeles. Existing land uses surrounding the Project Site include a dense development of transit, commercial, and high-density multi-family land uses. The Project Site is immediately adjacent to the Metro Red Line's Pershing Square subway station northeast portal. A single-story building occupied by a restaurant abuts the northern boundary of the Project Site. Several buildings ranging from one to six stories are located along Broadway, one block east of the Project Site. A portion of the land to the south of the Project Site is designated and zoned as Public Facilities. All other land surrounding the Project Site is designated and zoned Commercial, similar to the Project Site (refer to Figures II-28 and II-29, respectively). Specific land uses in the greater Project area are shown on Figures II-30 and II-31.

## **Project Site Background**

Prior to 1987, System Parking Investment, Inc. et.al. (System), the predecessor in interest to the Project Applicant, owned the Project Site and the Portal Property (collectively, the "Original Site"). In 1987, Southern California Rapid Transit District (SCRTD) acquired certain subsurface, surface and air rights in the Original Site, as necessary to construct and operate the Metro Red Line 4<sup>th</sup> and Hill Street northeast station and portal. Specifically, the SCRTD acquired a fee-simple interest to approximately 8,645 square feet of subsurface, surface and airspace up to an upper limit of 298.0 feet above mean sea level (i.e., approximately 20 feet above current grade), which is referred to herein as the "Portal Property." Metro has previously constructed, and continues to operate the following station improvements at the Portal Property: (a) an underground passenger loading and unloading station for the station including an underground tunnel and pedestrian portal on and adjacent to the Portal Property; (b) a blast relief shaft and vent shaft on the Portal Property; (c) emergency exit; and (d) various above and below grade improvements on the Portal Property to provide access to the station, including a pedestrian plaza at the current grade (Metro Transit Plaza) and an escalator and staircase from the Metro Transit Plaza to the station.

In connection with the sale by System of the Portal Property to the SCRTD, the SCRTD agreed to the future grant of column easements on the Portal Property as needed to support a future development that may be constructed on the Project Site, including the Air Space Parcel, with the exact location of the column easements and conveyance to take place at a future date once the building plans for the proposed building at the Project Site were completed. The Project is designed to utilize the Air Space Parcel and when constructed, would provide a permanent overhang above the Portal Property and the subway portal. The Metro Board has authorized its staff to proceed and document the granting of previously agreed upon foundation easements and related access and maintenance easements. The Project Applicant has also proposed to provide certain enhanced paving, landscaping and furniture on the Metro Transit Plaza in connection with the Project and such features are included in the Project analyzed in this document.

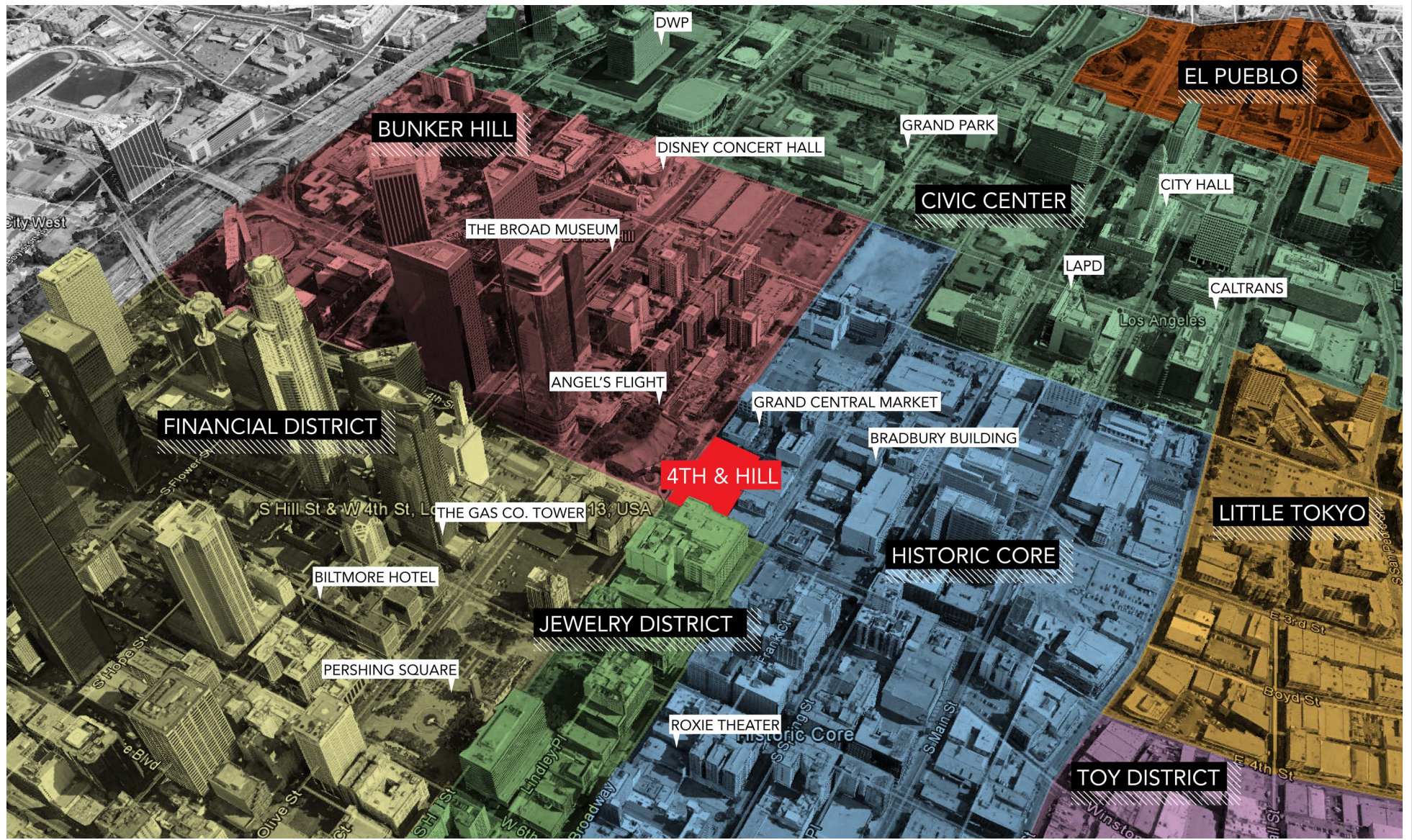


Figure II-30  
Existing Land Uses in the Project Site Area, A

Source: TCA Architects, February 26, 2015.



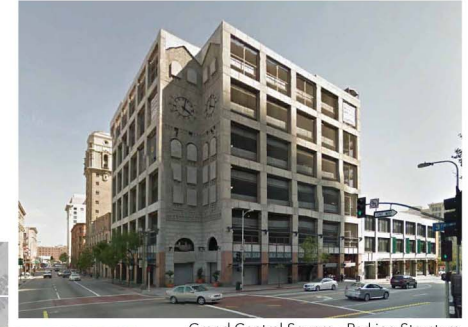
Angels Flight



California Plaza Watercourt



Angelus Plaza Senior Housing



Grand Central Square - Parking Structure



Taco Stand - Existing Building on Site



Metro Station Entrance Plaza



Metro 417 Apartments



Hotel Clark



Junipero Serra Office Building



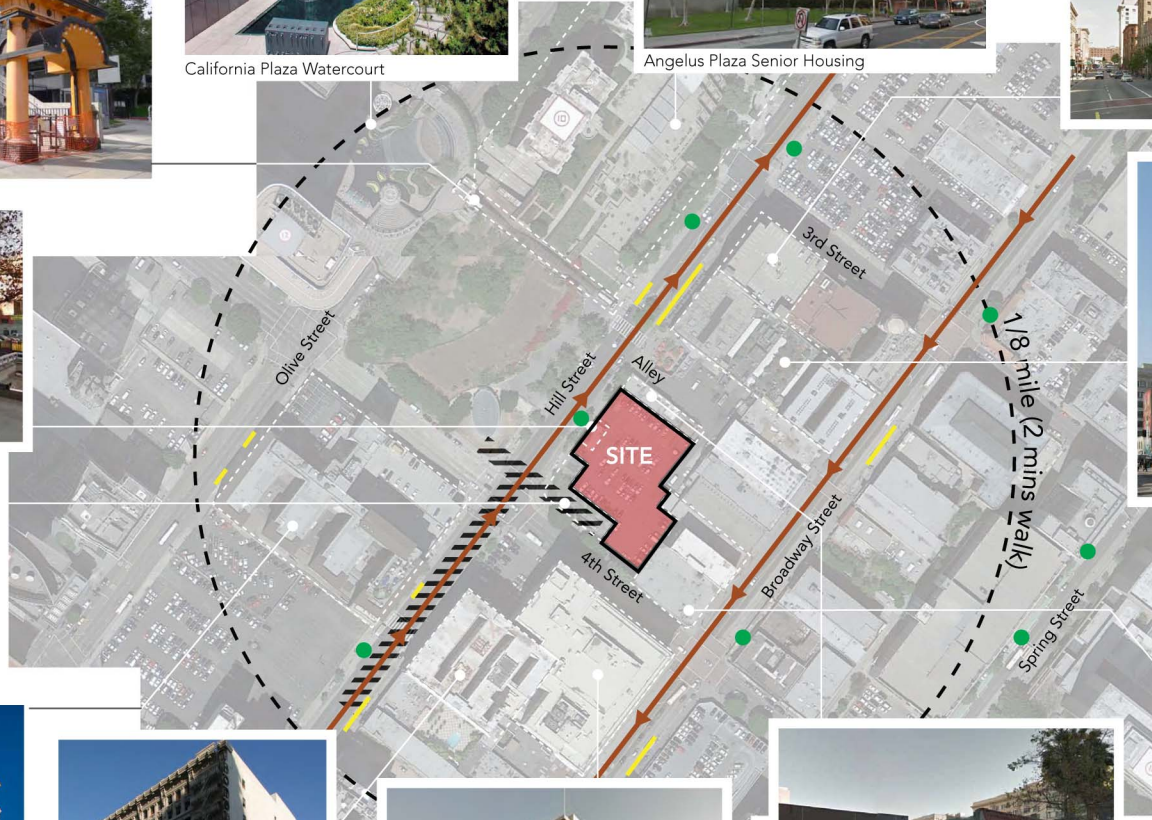
La Cita Bar and Public Alley



Grand Central Market



Adjacent Commercial Buildings



**LEGEND**

- BUS STOP
- PROPOSED STREETCAR
- TAXI LOADING ZONE
- METRO LINE



## RELATED PROJECTS

In this SCEA, cumulative impact analyses are provided for each environmental issue discussed in Section V (Environmental Impact Analysis), and can be found in each respective subsection (e.g., Air Quality and Transportation/Traffic). Table II-3 lists 172 reasonably foreseeable related projects within a 1.5-mile radius of the Project Site considered in the cumulative impact analyses. A map of these related projects is included as Figure V-14 in Section V. In addition to these related projects, some of the cumulative analyses in this SCEA (such as for Transportation/Traffic) consider a regional growth factor.

**Table II-3  
Related Projects**

No.	Related Project	Land Use	Size
1	Blossom Plaza 900 N. Broadway (Constructed)	Condominiums Retail Restaurant	223 du 25,000 sf 15,000 sf
2	Da Vinci Apts 327 N. Fremont Ave. (Constructed)	Apartments Retail	1,200 du 25,000 sf
3	2005-CEN-1989 (Apex Ph 1) 900 S. Figueroa St. (Proposed)	Condominiums Retail	629 du 27,000 sf
4	Ava Little Tokyo 200 S. Los Angeles St. (Constructed)	Condominium Apartments Retail	570 du 280 du 50,000 sf
5	Bus Maintenance & Inspection Facility 454 E. Commercial St. (Under Construction)	Maintenance/Operation Service Building	21,867 sf 6,829 sf
6	Northeast Tower 215 W. 9 <sup>th</sup> St. (Proposed)	Condominiums Retail	210 du 9,000 sf
7	Tenten Wilshire Expansion 1027 W. Wilshire Blvd. (Proposed)	Mixed-Use Condominiums Retail	Other 402 du 4,728 sf
8	Vibiana Lofts 225 S. Los Angeles St. (Constructed)	Condominium Retail	300 du 4,300 sf
9	Amacon Project 1133 S. Hope St. (Under Construction)	Apartments Retail	208 du 5,029 sf
10	5th & Olive 437 S. Hill St. (Under Construction)	Apartments Quality Restaurant	615 du 16,309 sf
11	1101 N Main Condos 1101 N. Main St. (Proposed)	Condominiums	300 du
12	Megatoys 905 E. 2 <sup>nd</sup> St. (Proposed)	Condominiums Retail	320 du 18,712 sf
13	11th & Hill Project	Condominiums	172 du

**Table II-3  
Related Projects**

<b>No.</b>	<b>Related Project</b>	<b>Land Use</b>	<b>Size</b>
	1101 N. Main St. (Proposed)	Restaurant	6,850 sf
14	8 <sup>th</sup> / Hope/Grand Project 609 W. 8 <sup>th</sup> St. (Proposed)	Condominiums Hotel Retail Restaurant	225 du 200 rooms 30,000 sf 32,000 sf
15	Stanford Regency Plaza 810 E. Pico Blvd. (Constructed)	Retail	181,620 sf
16	MTA Bus Facility 920 N. Vignes St. (Proposed)	Parking Garage Maintenance Office	540,000 sf
17	Bixel & Lucas Project 1102 W. 6 <sup>th</sup> St. (Under Construction)	Apartments Retail	649 du 39,996 sf
18	Condominiums 742 S. Harford Ave. (Under Construction)	Condominiums	58 du
19	Office Building 1130 W. Wilshire Blvd. (Proposed)	Office Day Care High Turnover Restaurant Quality Restaurant	88,224 sf 20 students 248 sf  5,375 sf
20	Embassy Tower 848 S. Grand Ave. (Proposed)	Condominiums Supermarket	420 du 38,500 sf
21	Beverly + Lucas Project 1430 W. Beverly Blvd. (Proposed)	Apartments	157 du
22	Glass Tower Project 1050 S. Grand Ave. (Constructed)	Condominiums Retail Restaurant	151 du 3,472 sf 2,200 sf
23	Zen Mixed-Use Project 250 S. Hill St. (Proposed)	Condominiums Retail	330 du 12,000 sf
24	Wilshire Grand Project 900 W. Wilshire Blvd. (Constructed)	Hotel Condominium Office Conference/Meeting Rooms Fitness Center Retail/Restaurant Ancillary Areas	560 rooms 100 du 1,500,000 sf 55,000 sf  20,000 sf 50,000 sf 150,000 sf
25	Westlake Theater Apts 619 S. Westlake Av (Proposed)	Apartments	52 du
26	Mixed-Use 710 S. Grand Ave. (Constructed)	Apartments Retail	122 du 5,000 sf



**Table II-3  
Related Projects**

<b>No.</b>	<b>Related Project</b>	<b>Land Use</b>	<b>Size</b>
27	Mixed-Use 1435 W. 3 <sup>rd</sup> St (Proposed)	Apartments Retail Live/Work Office	662 47,000 sf 11,000 sf 34,824 sf
28	Grand Avenue Parcel M-2 Rev 237 S. Grand Ave. (Constructed)	Apartments Restaurant	265 du 5,020 sf
29	ISAF 201 S. Broadway (Proposed; No New Construction)	Retail/Restaurant	27,765 sf
30	1500 S. Figueroa – MU 1500 S. Figueroa St (Proposed)	Apartments Retail	190 du 19,922 sf
31	Olympic & Hill MU Project 301 W. Olympic Blvd (Constructed)	Apartments Retail Restaurant	300 du 14,500 sf 8,500 sf
32	LA Civic Center Office 150 N. Los Angeles St (Proposed)	Office Retail Day Care	712,500 sf 35,000 sf 2,500 sf
33	Metropolis Mixed-Use 899 S. Francisco St (Under Construction)	Condominiums Office Hotel Retail	836 du 988,225 sf 480 rooms 46,000 sf
34	SPR-Mixed-Use (Onyx West & East) 1300 S. Hope St (Proposed)	Apartments Retail	419 du 42,000 sf
35	Apartments 1027 S. Olive St (Constructed)	Apartments	100 du
36	Mixed-Use (Valencia Project) 1501 W. Wilshire Blvd (Constructed)	Apartments Retail Restaurant	217 du 2,400 sf 4,450 sf
37	G12 Mixed-Use 1200 S. Grand Ave (Constructed)	Apartments Retail	640 du 45,000 sf
38	Mixed-Use 928 S. Broadway (Under Construction)	Apartments Retail Restaurant Quick Serve Restaurant	160 du 18,000 sf 3,500 sf 3,500 sf
39	Mixed-Use 534 S. Main St (Under Construction)	Apartments Retail	94 du 2,000 sf
40	The City Market (Mixed-Use) 1057 S. San Pedro St (Proposed)	Apartments Condominiums Hotel Retail	877 du 68 du 210 room 224,862 sf

**Table II-3  
Related Projects**

No.	Related Project	Land Use	Size
		Office Cinema	294,641 sf 744 seats
41	Mixed-Use 1329 W. 7 <sup>th</sup> St (Proposed)	Condominiums Restaurant	303 du 9,680 sf
42	Office 540 S. Santa Fe Ave (Proposed)	Office	73,455 sf
43	Charter High School 1552 W. Rockwood St (Proposed)	High School	600 students
44	Mixed-Use 840 S. Olive St (Constructed)	Apartments Retail Restaurant	700 du 27,000 sf 5,000 sf
45	Mixed-Use 1000 S Grand Ave (Constructed)	Apartments Restaurant	274 du 12,000 sf
46	1700 W Olympic Hotel 1700 W. Olympic Blvd (Proposed)	Hotel	160 room
47	Mixed-Use 400 S. Broadway (Under Construction)	Apartment Retail Bar	430 du 10,000 sf 5,000 sf
48	1001 Olive Street Project 1001 S. Olive St (Constructed)	Apartments Restaurant	225 du 5,000 sf
49	950 E. 3 <sup>rd</sup> St 950 E. 3 <sup>rd</sup> St (Under Construction)	School Retail Apartments	532 students 30,062 sf 635 du
50	Hill Street Mixed-Use 920 S. Hill St (Proposed)	Apartments Retail	239 du 5,400 sf
51	Broadway Mixed-Use 955 S. Broadway (Proposed)	Apartments Retail	218 du 7,000 sf
52	Mixed-Use 801 S. Olive St (Constructed)	Apartments Restaurant	331 du 10,000 sf
53	Flower (1212) Mixed Use 1212 S. Flower St (Under Construction)	Condominiums Retail/Restaurant Office	730 du 10,500 sf 70,465 sf
54	Mixed-Use 601 S. Main St (Proposed)	Condominiums Retail	452 du 25,000 sf
55	Mixed-Use 820 S. Olive St (Under Construction)	Apartments Retail	589 du 4,500 sf
56	Olympic & Olive Mixed-Use Project	Apartments Restaurant	263 du 14,500 sf

**Table II-3  
Related Projects**

No.	Related Project	Land Use	Size
	(Constructed)		
57	Variety Arts (Mixed-Use) (Proposed)	Office Restaurant Bar	3,295 sf 10,056 sf 5,119 sf
58	Mixed-Use (Proposed)	Apartments Retail	94 du 2,500 sf
59	Mixed-Use Project (Herald Examiner) (Under Construction)	Apartments Office Retail	391 du 39,725 sf 49,000 sf
60	Apartments 1247 S. Grand Ave (Under Construction)	Apartments	118 du
61	Mixed-Use 1147 E. Palmetto (Proposed)	Apartments Hotel Restaurant	120 du 141 room 20,000 sf
62	DTLA South Park Site 1 1120 S. Grand Ave (Under Construction)	Apartments Hotel Retail	461 du 300 rooms 8,700 sf
63	DTLA South Park Site 4 1230 S. Olive (Constructed)	Apartments Retail	362 du 4,000 sf
64	Residential Project 1400 S. Figueroa St (Proposed)	Apartments Retail/Restaurant	106 du 4,834 sf
65	Restaurant 1036 S. Grand Ave (Proposed)	Restaurant	7,149 sf
66	Mixed-Use (Coca Cola) 963 E. 4 <sup>th</sup> St (Proposed)	Office Retail Restaurant	75,000 sf 25,000 sf 20,000 sf
67	Legal Aid Foundation of LA 1550 W. 8 <sup>th</sup> St (Constructed)	Office	34,000 sf
68	Stadium Wy & Chavez Ravine 959 E. Stadium Way (Proposed)	Apartments	158 du
69	Metro Emergency Security Operations 410 N. Center St (Proposed)	Office	110,000 sf
70	Kaiser Victor Heights 765 W. College St (Constructed)	Office	10,000 sf
71	La Plaza Cultura Village 527 N. Spring St (Under Construction)	Apartments Retail Restaurant	345 du 44,000 sf 11,000 sf
72	Mixed-Use 1335 W. 1 <sup>st</sup> St	Apartments Retail	101 du 3,514 sf

**Table II-3  
Related Projects**

No.	Related Project	Land Use	Size
	(Proposed)		
73	Hotel & Apartments 675 S. Bixel St (Proposed)	Hotel Apartments Retail	126 room 425 du 4,874 sf
74	Spring St Hotel 633 S. Spring St (Proposed)	Hotel Conference Space Quality Restaurant Bar/Lounge	176 room 1,200 sf 8,430 sf 5,290 sf
75	Residential 401 N. Boylston St (Under Construction)	Apartments	101 du
76	Mixed-Use 737 S. Spring St (Under Construction)	Apartments Pharmacy	320 du 25,000 sf
77	Mixed-Use 1145 W. 7 <sup>th</sup> St (Proposed)	Apartments Condominiums Retail	100 du 126 du 7,200 sf
78	Mixed-Use 1150 W. Wilshire Blvd (Proposed)	Apartments Restaurant	80 du 4,589 sf
79	Retail (Palmetto & Mateo) 555 S. Mateo St (Proposed)	Retail	153,000 sf
80	Restaurants & Bar 1728 W. 7 <sup>th</sup> St (Proposed)	Restaurant Bar	9,600 sf 3,500 sf
81	Mixed-Use 732 S. Spring St (Under Construction)	Apartments Pharmacy	400 du 15,000 sf
82	Apartments 118 S. Astronaut (Proposed)	Apartments	77 du
83	Apartments 1218 W. Ingraham St (Proposed)	Apartments	90 du
84	Alexan South Broadway 850 S. Hill St (Proposed)	Apartments Retail Restaurant	300 du 3,500 sf 3,500 sf
85	Mixed-Use 360 S. Alameda St (Proposed)	Apartments Restaurant Office	55 du 2,500 sf 6,300 sf
86	Grand Residence 1229 S. Grand Ave (Proposed)	Condominiums Restaurant	161 du 3,000 sf
87	Medallion Phase 2 300 S. Main St (Proposed)	Apartments Retail Restaurant	471 du 5,190 sf 27,780 sf
88	Apartments 340 N. Patton St	Apartments	43 du

**Table II-3  
Related Projects**

No.	Related Project	Land Use	Size
	(Proposed)		
89	400 S. Alameda Hotel 400 S. Alameda St (Proposed)	Hotel Restaurant Retail	66 room 2,130 sf 840 sf
90	Olympic Tower Project MU 815 W. Olympic Blvd (Proposed)	Hotel Retail Office	346 room 61,149 sf 36,256 sf
91	Restaurant 500 S. Mateo St (Proposed)	Restaurant	12,682 sf
92	LUXE Hotel Mixed-Use Project 1020 S. Figueroa St (Proposed)	Hotel Condominiums Retail/Restaurant	300 room 650 du 80,000 sf
93	Mixed-Use 700 W. Cesar Chavez Ave (Proposed)	Apartments Retail	300 du 8,000 sf
94	Camden Arts Mixed-Use 1525 E. Industrial St (Proposed)	Apartments Office Retail Restaurant	328 du 27,000 sf 6,400 sf 5,700 sf
95	Clinic at 7 <sup>th</sup> & Wall 649 S. Wall St (Proposed)	Assisted Living Office	55 beds 66 employees
96	LA Hotel 1625 W. Palo Alto St (Proposed)	Hotel	89 room
97	Hotel + Retail 649 S. Olive St (Proposed)	Hotel	241 room
98	Apartments (80 units) 740 S. Hartford Ave (Proposed)	Apartments	80 du
99	1322 Linwood Apts 1322 W. Linwood Ave (Proposed)	Apartments	84 du
100	Mixed-Use 719 E. 5 <sup>th</sup> St (Proposed)	Apartments Retail	160 du 10,057 sf
101	Apex II Mixed-Use 700 W. 9 <sup>th</sup> St (Proposed)	Apartments Retail	689 du 22,963 sf
102	14th & Olive MU 1340 S. Olive St (Proposed)	Apartments Retail Restaurant	156 du 5,000 sf 10,000 sf
103	Sapphire Mixed-Use 1111 W. 6 <sup>th</sup> St (Proposed)	Apartments Retail Restaurant Coffee Shop	369 du 18,600 sf 2,200 sf 1,200 sf

**Table II-3  
Related Projects**

<b>No.</b>	<b>Related Project</b>	<b>Land Use</b>	<b>Size</b>
104	Sunset Everett Mixed-Use 1185 W. Sunset Blvd (Proposed)	Apartments Coffee Shop Single Family Homes Retail	204 du 1,900 sf 6 du 9,434 sf
105	College Station Mixed-Use 129 W. College St (Proposed)	Apartments Grocery Restaurant Retail	770 du 34,520 sf 8,000 sf 5,870 sf
106	Mixed-Use (mostly private club) 929 E. 2 <sup>nd</sup> St (Proposed)	Retail Event space Private Bar Private Office Private Health Club Private Movie Theater	40,034 sf 7,843 sf 10,369 sf 40,249 sf 5,383 sf 49 seats
107	Mixed-Use 1334 S. Flower St (Proposed)	Apartments Retail/Restaurant	146 du 6,270 sf
108	Mixed-use (Lifan Tower) 1235 W. 7 <sup>th</sup> St (Proposed)	Condominiums Retail	303 du 5,959 sf
109	Everett St (1013) Project 1013 Everett St (Proposed)	Apartment	49 du
110	940 S Hill MU – Revised 940 S. Hill St (Proposed)	Apartment Restaurant	232 du 14,000 sf
111	Mixed-Use 1250 S. Figueroa St (Under Construction)	Hotel Restaurant High Turnover Restaurant	1,162 rooms 6,573 sf 6,573 sf
112	1370 S Flower St Residential 1400 S. Flower St (Proposed)	Apartment Retail	147 du 6,921 sf
113	433 S Main St 433 S. Main St (Proposed)	Condominiums Retail Coffee Shop	161 du 6,000 sf 9,000 sf
114	520 Mateo St MU 520 S. Mateo St (Proposed)	Apartments Office Retail Restaurant	600 du 30,000 sf 15,000 sf 15,000 sf
115	1930 Wilshire MU 1930 W. Wilshire Blvd (Proposed)	Apartments Theater Classroom Hotel	478 du 850 seats 50 students 220 room
116	Mixed-Use (Revised) 1800 E. 7 <sup>th</sup> St (Proposed)	Apartments Office	122 du 13,600 sf
117	Hill Mixed-Use Project 708 N. Hill St (Proposed)	Apartments Retail	162 du 5,000 sf

**Table II-3  
Related Projects**

<b>No.</b>	<b>Related Project</b>	<b>Land Use</b>	<b>Size</b>
118	Urban View Lofts Project 495 S. Hartford Ave (Proposed)	Apartments	218 du
119	Alpine Mixed Use 211 W. Alpine St (Proposed)	Apartments Retail	122 du 7,500 sf
120	Tribune (LA Times) South Tower Project 222 W. 2 <sup>nd</sup> St (Proposed)	Apartments Commercial Office	107 du 7,200 sf 534,044 sf
121	Beaudry Av & 2nd St Mixed- Use Projects 130 S. Beaudry Ave (Proposed)	Apartments Other	230 du 9,000 sf
122	1316 Court & 1323 Colton Apts 1316 W. Court St (Proposed)	Apartments	112 du
123	8th & Figueroa MU 744 S. Figueroa St (Proposed)	Apartments Retail	436 du 10,165 sf
124	Downtown LA Hotel 926 W. James M Woods Blvd (Proposed)	Hotel	225 room
125	Mixed-Use 755 S. Los Angeles St (Proposed)	Restaurant Retail Office	26,959 sf 16,694 sf 60,243 sf
126	Apartments 1300 W. Court St (Proposed)	Apartments	43 du
127	Mixed-Use 1100 S. Main St (Proposed)	Apartments Retail	379 du 25,810 sf
128	643-655 N Spring St MU 643 N. Spring St (Proposed)	Apartments Commercial	203 du 21,300 sf
129	845 Olive & 842 Grand MU 845 S. Olive St (Proposed)	Apartments Commercial	208 du 2,400 sf
130	Apartments 459 Hartford Ave (Proposed)	Apartments	101 du
131	14 <sup>th</sup> St/Hill St (DTLA) MU 1340 S. Hill St (Proposed)	Apartments Retail	428 du 6,700 sf
132	Times Mirror Square 100 S. Broadway (Proposed)	Apartments Commercial	1,127 du 34,572 sf
133	Fifth & Hill Center MU	Condominiums	100 du

**Table II-3  
Related Projects**

No.	Related Project	Land Use	Size
	333 W. 5 <sup>th</sup> St (Proposed)	Hotel Commercial	200 rooms 27,500 sf
134	VTT-74760 1000 S. Hill St (Proposed)	Apartments Retail	498 du 8,707 sf
135	DIR-2015-2158-SPP 1000 W. Temple St (Proposed)	Apartments Retail	1,500 du 30,000 sf
136	ZA-2015-2039-CU-SPR 1011 N. Broadway (Proposed)	Hotel Restaurant	92 room 3,000 sf
137	ZA-2017-978-ZV-SPPA-SPP 1018 W. Ingraham St (Proposed)	Apartments Retail	37 du 1,890 sf
138	ZA-2016-3025-ZV 110 W. 11 <sup>th</sup> St (Proposed)	Retail/Restaurant	6,000 sf
139	VTT-74549 1100 E. 5 <sup>th</sup> St (Proposed)	Live/Work	218 du
140	ENV-2015-2800-MND 1135 W. 7 <sup>th</sup> St (Proposed)	Apartments Retail	241 du 5,000 sf
141	VTT-74535 1200 W. 7 <sup>th</sup> St (Proposed)	Subdivision	NA
142	DIR-2017-11-DB-SPP 1237 W 7 <sup>th</sup> St	Apartments Retail	304 du 5,700 sf
143	ENV-2006-8586-MND-REC2 1247 W. 7 <sup>th</sup> St (Proposed)	Apartments Retail	304 du 5,700 sf
144	ENV-2016-4032-EAF 1301 W. Colton St (Proposed)	Apartments	29 du
145	DIR-2015-3777-SPP-DB-1A 1307 W. 7 <sup>th</sup> St (Proposed)	Apartments Retail	76 du 6,035 sf
146	DIR-2016-4576-DB-SPP 1315 W. Colton St (Proposed)	Apartments	60 du
147	DIR-2016-4578-DB-SPP 1320 W. Court St (Proposed)	Apartments	60 du
148	DIR-2016-3116-DB-SPP 1322 W. Maryland St (Proposed)	Apartments Retail	47 du 760 sf
149	ENV-2016-4147-EAF 1323 S. Grand Ave (Proposed)	Apartments Retail	284 du 6,300 sf



**Table II-3  
Related Projects**

<b>No.</b>	<b>Related Project</b>	<b>Land Use</b>	<b>Size</b>
150	ENV-2016-4030-EAF 1346 W. Court St (Proposed)	Apartments	43 du
151	ENV-2016-4116-MND 136 S. Beaudry Ave (Proposed)	Apartments Retail	220 du 7,500 sf
152	ENV-2015-634-MND-REC1 206 W. 6 <sup>th</sup> St (Proposed)	Bar	5,000 sf
153	ENV-2016-3319-EAF 425 S. Union Ave (Proposed)	Apartments	32 du
154	DIR-2017-721-CDO 437 S. Broadway (Proposed)	Office	40,000 sf
155	ENV-2017-404-EAF 508 E. 4 <sup>th</sup> St (Proposed)	Apartments	41 du
156	ENV-2014-1309-EAF 514 S. Broadway (Proposed)	Condominium	24 du
157	ENV-2017-615-EAF 554 S. San Pedro St (Proposed)	Apartments Retail	407 du 12,300 sf
158	VTT-74864 600 S. San Pedro St (Proposed)	Apartments Retail	303 du 19,909 sf
159	VTT-74751 601 S. Central Ave (Proposed)	Apartments Retail	236 du 12,000 sf
160	ENV-2016-3860-EAF 640 S. Santa Fe Ave (Proposed)	Office	107,000 sf
161	VTT-74930 641 S. Imperial St (Proposed)	Live/Work Retail	140 du 14,749 sf
162	ENV-2017-850-EAF 656 S. Stanford Ave (Proposed)	Apartments	82 du
163	VTT-74537 668 S. Alameda St (Proposed)	Live/Work Retail	475 du 45,478 sf
164	VTT-74550 676 S. Mateo St (Proposed)	Live/Work Retail	172 du 23,025 sf
165	DIR-2016-3136-CDO 740 S. Broadway (Proposed)	Apartment	25 du
166	CPC-2016-4962-VZC-MCUP-	Retail	20,000 sf

**Table II-3  
Related Projects**

No.	Related Project	Land Use	Size
	ZV-SPR-MSC 755 S. Los Angeles St (Proposed)	Restaurant Office	23,000 sf 60,000 sf
167	DIR-2017-999-CDO 801 S. Broadway (Proposed)	Retail	15,845 sf
168	ZA-2016-4497-MCUP-ZV 806 E. 3 <sup>rd</sup> St (Proposed)	Restaurant	4,600 sf
169	ENV-2016-1081-MND 929 E. 2 <sup>nd</sup> St (Proposed)	Retail	64,467 sf
170	ZA-2015-807-MCUP 936 S. Olive St (Proposed)	Bar	17,720 sf
171	VTT-74867 940 E. 4 <sup>th</sup> St (Proposed)	Live/Work Retail	93 du 20,248 sf
172	VTT-74363-SL 985 N. Everett St (Proposed)	Apartments	7 du

*du = dwelling unit      sf = square feet*

*Note: Preparation of the related projects list was compiled in August 2017. Since then, some of these related projects have been constructed and are occupied and thus, are part of the existing conditions. Inclusion of the constructed and operational related projects provides for a conservative analysis in the event that their inclusion results in “double counting” of impacts, as the applicable significance thresholds for determining the point at which a significant impact would occur (in Section V of this SCEA) is triggered more easily.*

*Source: IBI Group, May 2017.*