



340 S. Hill St. Equity Residential Mixed-Use Project

Case Number: ENV-2015-982-SCEA

Project Location: 338, 340, 342, 348, 352, 356 South Hill Street and 311, 321 West 4th Street, Los Angeles, CA 90013

Council District: 14 – Jose Huizar

Project Description: The proposed Project includes the demolition of an 850-square-foot restaurant and a 109-space surface parking lot and the development of a new 31-story mixed-use development. The proposed Project consists of 428 multi-family residential units and up to 5,610 square feet of commercial uses, on a 0.75-acre site. The 428 residential units comprise 226 studio units, 75 one-bedroom units, and 127 two-bedroom units, and include 320 market-rate units and 108 Restricted Affordable units, including 22 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. Of the 5,610 square feet of commercial uses, approximately 2,980 square feet would include a leasing office and up to 2,630 square feet would accommodate neighborhood-serving retail uses. The proposed Project would provide approximately 41,378 square feet of open space, including (but 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. The proposed Project would provide 375 parking spaces within a three levels of subterranean parking and a four-story parking podium. The proposed Project is also seeking, through LADBS approval process, a haul route for 48,000 cubic yards of export and 5,000 cubic yards of import. With mitigation, the Project is not expected to result in any significant effects.

PREPARED FOR:
The City of Los Angeles
Department of City Planning
Major Projects Section

PREPARED BY:
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