



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

## Sustainable Communities Environmental Assessment

### 3600 Wilshire Project

Case Number: ENV-2016-3413-SCEA  
CPC-2016-3412-VZC-HD-ZAA-SPR  
Vesting Tentative Tract No. 74412

**Project Location:** 3600 West Wilshire Boulevard, Los Angeles, CA 90010 (3600-3624 West Wilshire Boulevard, 651-699 South Kingsley Drive, 666-696 South Harvard Boulevard, and 3519 West 7th Street)

**Community Plan Area:** Wilshire

**Council District:** 10 - Wesson

**Project Description:** The Site is bounded on the north by Wilshire Boulevard, on the west by Harvard Boulevard, on the south by 7th Street, and on the east by Kingsley Drive. The Project Site is currently developed with a 22-story, 385,520 square foot building (containing office, retail, restaurants, and a bank) and a two-story, 224,890 square foot parking structure (807 spaces).

The existing commercial office building would remain and the parking structure would be demolished and developed with two 23-story buildings with a total of 760 residential units and 6,359 square feet of retail. There are no new restaurant uses planned for this Project. The new buildings would include 19 stories of residential uses built over a six level (2 subterranean and four above ground levels) parking structure that will replace parking for the existing building and provide new parking for the new Project uses. The Project would provide 1,527 parking spaces. The Project would remove 4 street trees and 39 private property trees and provide 190 trees onsite.

The Project will require approval of the following discretionary actions: 1. Vesting Zone and Height District Change from C4-2, PB-1 to (Q)C4-2. 2. Site Plan Review for the construction of 760 residential dwelling units. 3. Vesting Tentative Tract Map for the merger and resubdivision to create five lots (one master ground lot and four airspace lots) and for residential condominiums, with haul route approval for the removal of approximately 125,400 cubic yards of dirt and pursuant to LAMC Section 17.03, an Adjustment to allow a 1.7% increase in the maximum allowable Floor Area Ratio from 6:1 to 6.10:1, which includes the existing floor area for the commercial office building to remain. 4. Any additional actions as may be deemed necessary or desirable, including but not limited to, grading, excavation, and building permits.

**PREPARED FOR:**

The City of Los Angeles  
Department of City Planning

**PREPARED BY:**

CAJA Environmental Services, LLC  
15350 Sherman Way, Suite 315, Van Nuys, CA 91406

**APPLICANT:**

3600 Wilshire, LLC  
3450 Wilshire Boulevard, Suite 1200-115, Los Angeles, CA 90010

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