



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

Mitigated Negative Declaration

3440 Wilshire Project

Case Number: ENV-2016-3693-MND
CPC-2016-3692-VZC-MCUP-SPR
Vesting Tentative Tract No. 74602

Project Location: 3440-3470 West Wilshire Boulevard, 659-699 South Mariposa Avenue, 3281-3287 West 7th Street, and 666-678 South Irolo Street, Los Angeles, California 90010

Community Plan Area: Wilshire

Council District: 10—Wesson

Project Description: The Project Site is located at 3432-3470 West Wilshire Boulevard, 659-699 South Mariposa Avenue, 3265-3287 West 7th Street, and 666-678 South Irolo Street, Los Angeles, California 90005/90010 in the Wilshire Community Plan. The Site is zoned C4-2, PB-2, and P-2. Height District 2 regulates permitted floor area ratio (FAR) but does not prescribe a height limit. Tower 1 will be 23 stories (282 feet). Tower 2 will be 28 stories (332 feet). The proposed zone change for the P and PB zones to C4 would match the balance of the Site.

The Site currently consists of 6 subdivided lots and a non-subdivided remainder. The Project is requesting a Vesting Tentative Tract to merge the existing lots and re-subdivide the Site into 6 lots: 1) ground (master) lot with a lot area of 316,438 square feet; 2) residential (apartment) (airspace) with up to 640 residential units in up to 701,315 square feet of floor area; 3) commercial (retail) (airspace) with an allocation of two commercial condominiums comprising up to 2,360 square feet of commercial space; 4) parking (residential, commercial, office, and bike) (airspace); 5) existing 5-story parking structure (airspace); and 6) commercial (retail) (airspace) with an allocation of two commercial condominiums comprising up to 3,700 square feet of commercial space.

The Project Site lot area is 320,534 square feet (or 7.3 acres) and the Project Site lot area less dedication is 316,438 square feet (7.26 acres). The allowable FAR is 6:1 (1,898,520 square feet). The existing office floor area of 760,456 square feet would remain. The Project would include an additional 712,053 square feet (10,738 square feet commercial and 701,315 square feet residential). The total proposed FAR would be 4.65:1.

The Project Site is currently developed with the following uses: Four commercial office buildings with ground floor retail uses that front West Wilshire Boulevard and South Irolo Street (Existing Office Buildings). The Existing Office Buildings contain approximately 760,456 feet of commercial uses. Three-story parking structure along Mariposa to the corner with 7th Street (3 levels above grade levels and 1 level below grade). The existing three-story parking structure contains approximately 1,191 vehicle parking spaces. There is one vehicle driveway (providing entrance and exit) on the eastern boundary along Mariposa, just north of 7th Street Normandie Avenue. There is also access to the structure from internal private roadways within the Site, which is provided from Irolo Street. Five-level parking structure along 7th Street (5 levels above grade levels and 2 levels below grade). The five-story parking structure contains approximately 707 vehicle parking spaces. There is one vehicle driveway (providing entrance and exit) on the southern boundary along 7th Street at the T-

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intersection with Normandie Avenue and one driveway (providing entrance and exit) along 7th Street, just south of the 3440 Wilshire building.

The mixed-use project will include: (i) 640 apartment units (441 studio units and 199 2-bedroom units); (ii) 10,738 square feet of commercial floor area (5,538 square feet of retail area and 5,200 square feet of restaurant area [3,700 square feet with 138 indoor and outdoor patio seats of high-turnover restaurant and 1,500 square feet with 68 indoor and outdoor patio seats of fast-food restaurant]); (iii) 1,921 vehicle parking spaces (consisting of 500 residential and 714 commercial spaces and 707 existing spaces to remain).

The Project would involve demolishing the existing three-story parking structure, constructing two commercial kiosks (one 1,073 square foot, 16 foot in height kiosk along Irolo Street and one 805 square foot, 16 foot in height kiosk along the pedestrian space between the existing buildings and proposed building, just off Mariposa Avenue), and constructing a 23-story mixed-use building and a 28-story mixed-use building on top of a podium that is four stories above grade and two stories subterranean. The Project provides 500 residential (23 short-term and 477 long-term) and 1,340 commercial (5 short-term and 1,335 long-term) bicycle parking spaces, which complies with the requirements of the Bicycle Parking Ordinance.

There are 30 trees in the public right-of-way (sidewalk or called a street tree), of which one is a protected species and will not be removed. Of the 29 non-protected street trees, 19 trees would be removed and replaced. There are 29 trees on the private portion of the Project Site, none of which are protected species. Of these, 24 would be removed.

The amount of soils removed or exported would be 137,000 cubic yards.

The Project will require approval of the following discretionary actions: 1) Pursuant to Section 12.32.Q of the Los Angeles Municipal Code (the "LAMC"), a **Vesting Zone Change** for the Property from P and PB to C4; 2) Pursuant to Section 16.05 of the LAMC, **Site Plan Review** for a development that results in an increase of 50 or more dwelling units and/or guest rooms; 3) Pursuant to Section 12.24.W.1 of the LAMC, a **Master Conditional Use Permit** for the sale or dispensing of alcoholic beverages for onsite consumption; 4) Pursuant to LAMC 17.15 of the LAMC, a **Vesting Tentative Tract Map** to merge the existing lots and re-subdivide the Property as follows: 1) ground (master) lot with a lot area of 316,438 square feet; 2) residential (apartment) (airspace) with up to 640 residential units in up to 701,315 square feet of floor area; 3) commercial (retail) (airspace) with an allocation of two commercial condominiums comprising up to 2,360 square feet of commercial space; 4) parking (residential, commercial, office, and bike) (airspace); 5) existing 5-story parking structure (airspace); and 6) commercial (retail) (airspace) with an allocation of two commercial condominiums comprising up to 3,700 square feet of commercial space. 5) Any additional actions as may be deemed necessary or desirable, including but not limited to, grading, excavation, haul route, and building permits.

PREPARED FOR:

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