



676 Mateo Street Project

Environmental Case: ENV-2016-3691-EIR
State Clearinghouse No.: 2018021068

Project Location: 668-678 S. Mateo Street and 669-679 S. Imperial Street (mid-block between E. 7th Street to the south and Jesse Street to the north), Los Angeles, California, 90021

Community Plan Area: Central City North

Council District: 14 — De León

Project Description: The 676 Mateo Street Project would involve the demolition of the existing warehouse and surface parking lot, and the construction of an up to 197,355-square-foot mixed-use building including up to 185 live/work units, approximately 15,320 square feet of open space for residents, up to 23,380 square feet of art-production and commercial space, and associated parking facilities, resulting in a 4.74:1 FAR. Eleven percent of the units (20 live/work units) would be deed-restricted for Very Low Income households. The proposed building would be up to 116'-0" to the top of the parapet and 110'-0" to the top of the roof (8 above-ground levels) plus three levels of subterranean parking. The Project has been designed to incorporate specific design standards to address the Arts District's unique urban form and architectural characteristics.

The Project also proposes the ability to implement an increased commercial option that would provide the Project the flexibility to increase the commercial square footage provided by the Project from 23,380 square feet to 45,873 square-feet within the same building parameters (i.e., 197,355-square-foot, 116'-0" to the top of the parapet and 110'-0" to the top of the roof with eight-aboveground levels achieving a 4.74:1 FAR and three-level subterranean parking structure) and, in turn, reduce the overall amount of live/work units from 185 live/work units to 159 live/work units. Eleven percent of the units (18 live/work units) would be deed-restricted for Very Low Income households. Therefore, within the same building parameters (FAR, height, massing, etc), the Project proposes 185 live/work units and 23,380 square feet of commercial space, and the Flexibility Option proposes 159 live/work units and 45,873 square feet of commercial space.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

EcoTierra Consulting, Inc.

APPLICANT:

District Centre, LP, and District Centre-GPA, LP