



1100 E. 5th Street Project

Environmental Case: ENV-2016-3727-EIR
State Clearinghouse No.: 2018021069

Project Location: 1100 E. 5th St. and 506-530 S. Seaton St., Los Angeles, CA 90013

Community Plan Area: Central City North

Council District: 14 — de León

Project Description: The 1100 E. 5th Street Project proposes the demolition of three existing warehouse buildings and a surface parking lot, to allow for the construction of an eight-story, mixed-use building comprised of 220 live/work units, of which 11 percent (25 units) would be deed-restricted for Very Low Income households, up to 46,548 square feet of commercial uses, and 22,725 square feet of open space. The Project would include a total of 249,758 square feet, for a Floor Area Ratio (FAR) of 4.75:1, and a maximum building height of 116 feet to the top of the parapet. Vehicle parking would be provided within three subterranean parking levels.

The Project includes an increased commercial option that provides the flexibility to: replace 20 live/work units with up to 64,313 square feet of commercial uses; an increase of the commercial uses floor area by an additional 17,765 square feet. There would be no change to the proposed building envelope, open space, percentage of deed-restricted Very Low Income households, or the number of vehicle subterranean parking levels.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

EcoTierra Consulting, Inc.

APPLICANT:

WW-5th St. & Seaton, LLC & XF-5th & Seaton, LLC