



670 Mesquit Project

Environmental Case: ENV-2017-249-EIR
State Clearinghouse No.: 2017041071

Project Location: 606-694 S. Mesquit Street, 1494-1498 E. 6th Street, 2119-2135 E. 7th Street, Los Angeles, California 90021

Community Plan Area: Central City North

Council District: 14 – Kevin de Leon

Project Description: The 670 Mesquit Project (Project) proposes to construct a new mixed-use development totaling up to 1,792,103 square feet of floor area (the Project) on approximately 5.45 acres of land at 670 Mesquit Street (Project Site), along the southeastern edge of the Artists-in-Residence District within the Central City North Community Plan area of the City of Los Angeles (City). The Project would have a floor area ratio (FAR) of up to 7.5:1, and would consist of the following primary components: creative office space totaling up to 994,055 square feet; a 236-room hotel; 208 multi-family residential housing units; an Arts District Central Market (food hall), a grocery store, and general retail uses totaling up to 136,152 square feet; restaurants totaling up to 89,577 square feet; studio/event/gallery space and a potential museum totaling up to 93,617 square feet; and a maximum 62,148-square-foot gym. The proposed uses would be accommodated in five new interconnected buildings above subterranean and podium parking that would range in height from 84 feet to 378 feet in height. The Project would provide parking for a total of up to 3,500 vehicles using a combination of automated parking systems, valet parking, or other efficiency parking methods and parking would be provided in below-grade, at-grade, and above-grade structured parking spanning the Project Site. In addition, the Project may include a Deck Concept (Project with the Deck Concept) that would involve construction of a 132,000 square foot Deck that would extend over a portion of the freight and passenger rail lines and rail yards (Railway Properties) east of the Project Site. Existing one- to four-story freezer, cold storage, and dry storage warehouses and surface parking would be demolished as part of this Project.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Environmental Science Associates (ESA)

APPLICANT:

RCS VE LLC

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