



4th and Hewitt Project

Environmental Case: ENV-2017-470-EIR
State Clearinghouse No.: 2017091054

Project Location: 900, 902, 904, 906-910, and 926 East 4th Street; 406, 408, and 414 Colyton Street; 405, 407, 411, 417, and 423 South Hewitt Street, Los Angeles, California 90013

Community Plan Area: Central City North

Council District: 14 — de León

Project Description: The 4th and Hewitt Project (Project) would involve the demolition of an existing office building, two storage/garage buildings, and surface parking lots, and the construction of an 18-story office building (Office Building). The Project would total approximately 343,925 square feet of gross floor area, comprised of an existing 7,800-square-foot building and an approximately 336,125-square-foot Office Building, which would include approximately 8,149 square feet of ground floor restaurant space, 311,682 square feet of commercial office space, and 16,294 square feet of office exterior common areas. The Project would also include a landscaped outdoor courtyard accessible from Colyton Street and Hewitt Street. Vehicle parking spaces would be provided within three subterranean levels and on the 2nd through 5th floors of the Office Building. Office space would comprise the 6th through 17th floors, and office and mechanical equipment would comprise the 18th floor and rooftop level. In addition to the ground floor courtyard and passageway, outdoor amenity spaces, including balconies, and/or decks, would be provided on the 6th through 16th floors for commercial tenants. The Office Building would have a maximum height of 292 feet to the top of the parapet. The Project's proposed floor area ratio would be approximately 6:1.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Envicom Corporation

APPLICANT:

LIG – 900, 910 and 926 E. 4th St., 405-411 S. Hewitt St., LLC

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