

LOS ANGELES
DEPARTMENT OF CITY
PLANNING

221 North Figueroa St., Suite 1350
Los Angeles, CA 90012



DRAFT

ENVIRONMENTAL IMPACT REPORT

3rd and Fairfax Mixed-Use Project

Environmental Case: ENV-2018-2771-EIR

State Clearinghouse No.: 2019029111

Project Location: 300-370 South Fairfax Avenue; 6300-6370 West 3rd Street; and 347 South Ogden Drive, Los Angeles, California 90036

Community Plan Area: Wilshire

Council District: 4 - Raman

Project Description: The Proposed Project would involve the construction and operation of a new mixed-use development within the eastern portion of the existing Town & Country Shopping Center (Center or Project Site) that is currently developed with retail and commercial uses. The proposed development activities would be limited to the eastern portion of the Center (referred to as the Development Site in the Draft EIR) and would include the demolition of 151,048 square feet of existing retail uses and the construction of a mid-rise, eight-story mixed-use structure with two levels of subterranean parking, for a maximum height of 100 feet. The residential component of the Proposed Project would include up to 331 multi-family dwelling units and 83,994 square feet of newly developed commercial space for a total new floor area of 426,994 square feet. The western portion of the Project Site would remain and is not proposed to be demolished, altered, or developed as part of the Proposed Project. In conjunction with the existing 63,688 square feet of commercial and retail uses to remain, the Project Site would include approximately 147,682 square feet of commercial retail space, for a total of 490,682 square feet of development and a Floor Area Ratio (FAR) of 1.5 to 1.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Parker Environmental Consultants, LLC

APPLICANT:

Third Fairfax, LLC

February 11, 2021