



1360 N. Vine Street Project

Environmental Case: ENV-2016-3778-EIR
State Clearinghouse No. 2017061063

Project Location: 1360 N. Vine Street, Los Angeles, California, 90028-8140

Community Plan Area: Hollywood Community Plan Area

Council District: 13—Soto-Martinez

Project Description: The Project proposes to develop a mixed-use building on an 87,087-square-foot site with one of two options: a Residential Option and an Office Option. Both options would demolish 32,844 square feet of commercial and vacant residential uses. The Residential Option would develop a new high-rise building with four levels of subterranean parking consisting of up to 429 new residential units, including 36 units designated for Very Low Income households, an approximately 55,000-square-foot grocery store, approximately 5,000 square feet of neighborhood-serving commercial retail uses, and 8,988 square feet of uses in the bungalows. The bungalows would be rehabilitated and adapted for reuse as either restaurants or 12 residential units, in which case the development would still propose a total of 429 residential units. The new building would be 388 feet 4 inches in height when accounting for rooftop mechanical equipment. Overall, the Residential Option would provide approximately 484,421 square feet or a floor area ratio of 5.97:1 within the Project Site. The Office Option would develop a new high-rise building with eight levels of subterranean parking with approximately 463,521 square feet of office uses and 11,914 square feet of restaurant uses, as well as 8,988 square feet of uses in the bungalows. The bungalows would be rehabilitated and adapted for reuse as either restaurants or nine residential units. The new building would be 303 feet in height when accounting for rooftop mechanical equipment. Upon completion, the Office Option would provide approximately 484,423 square feet or a floor area ratio of 5.98:1 within the Project Site.

PREPARED FOR:

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