



## 656 South San Vicente Medical Office Project

Environmental Case: ENV-2017-468-EIR  
State Clearinghouse No.: 2020010172

**Project Location:** 650 – 676 South San Vicente Boulevard, Los Angeles, California 90048

**Community Plan Area:** Wilshire

**Council District:** 5—Paul Koretz

**Project Description:** The 656 South San Vicente Medical Office Project (Project) would demolish a 5,738 square-foot, vacant educational building, an 8,225 square-foot commercial building, and associated surface parking in order to develop a medical office and retail-commercial development on an approximately 0.76-acre (33,087 gross square feet, 32,290 net square feet) site located at 650-676 South San Vicente Boulevard (Project Site). The Project would include up to 145,305 square feet of floor area, for a 4.5:1 floor area ratio (FAR) that would include 140,305 square feet of medical office space and 5,000 square feet of ground floor retail-commercial space. The proposed building would be 12 stories and approximately 218 feet in height (230 feet to the top of the mechanical penthouse). The Project would provide 418 parking spaces within four screened, above-ground levels, including 393 vehicle parking spaces for medical office and 25 vehicle parking spaces for retail-commercial uses. The Project would also include 716 bicycle parking spaces.

**PREPARED FOR:**

The City of Los Angeles  
Department of City Planning

**PREPARED BY:**

Environmental Science Associates (ESA)

**APPLICANT:**

656–676 SSV Property Owner, LLC and 650 SSV Property Owner, LLC