

III. Environmental Setting

1. Overview of Environmental Setting

CEQA Guidelines Section 15125 requires that an Environmental Impact Report (EIR) include a description of the existing environment. This chapter provides a general overview of the existing regional and local setting in which the Project Site is located and a brief description of the existing conditions at the Project Site. Detailed information on existing conditions for each environmental topic is provided in Chapter IV, *Environmental Impact Analysis*, of this Draft EIR. This chapter also provides a list and summary of reasonably foreseeable projects in the vicinity of the Project Site that the City of Los Angeles (City) has determined could, in combination with the Project, potentially result in cumulative impacts (i.e., related projects). As further described below, these related projects are considered as part of the cumulative impact analyses presented in Chapter IV, *Environmental Impact Analysis*, of this Draft EIR.

a) On-Site Conditions

The Project Site is located at 670 Mesquit Street along the southeastern edge of the Artists-in-Residence District within the Central City North Community Plan (Community Plan) area of the City. The Project Site flanks Mesquit Street from the former 6th Street Viaduct right-of-way (ROW) on the north to the 7th Street Bridge on the south. The majority of the Project Site is on the east side of Mesquit Street; with additional parcels located in the southern portion of the Project Site on the west side of Mesquit Street at 7th Street. The Project Site encompasses eight parcels and multiple lots totaling approximately 201,151 gross square feet or 4.62 acres. The Project proposes a full-width vacation/merger of Mesquit Street from the northerly right-of-way of 7th Street to the southerly right-of-way of Jesse Street. The project also proposes a half-width subsurface merger for the easterly half of Mesquit Street from the southerly right-of-way of Jesse Street to the southerly line of the LADWP property on the east side of Mesquit Street. With the approval of the proposed lot merger, dedications, and vacations of portions of Mesquit Street, the Project Site area would consist of approximately 237,714 net square feet of lot area or 5.45 acres.

The Project Site is currently developed with one- to four-story freezer, cold storage, and dry storage warehouses built between 1908 and 2003, associated office space, loading docks, and surface parking. The existing buildings range from 22 to 61 feet in height and total approximately 205,393 gross square feet of floor area. The primary business, Rancho Cold Storage, has operated on-site for more than 30 years. Other existing on-site businesses include Hidden Villa Ranch, Integrated Food Service, and Harvey's Produce. Local access to the Project Site is provided by 6th and 7th Streets, with direct access provided via Mesquit Street and Jesse Street.

The General Plan land use designation for the Project Site is Heavy Manufacturing and the zoning is M3-1-RIO, where “M3” represents Heavy Industrial, which permits industrial and manufacturing uses such as warehouses, cold storage, and food processing facilities, as well as commercial and office uses. The “1” designation indicates Height District 1, which establishes a maximum FAR of 1.5 to 1. The “RIO” designation indicates that the Project Site is located within the River Improvement Overlay District (RIO District), established to implement the Los Angeles River Revitalization Plan and establish landscaping, design criteria, and administrative review procedures for projects within the RIO District.

As detailed in Appendix B of this Draft EIR, the Project Site is also located within 0.5 miles of the intersection of 7th Street and S. Santa Fe Avenue, which qualifies as a major transit stop, as it is served by two eligible bus lines (Metro local bus routes 18 and 60) with headways of 15 minutes or less during morning and afternoon peak periods. Therefore, the Project Site is also located within a City-designated Transit Priority Area (TPA).

b) Surrounding Uses

The Project Site is in an area of the City that is urbanized and built out. The ROW for the recently demolished 6th Street Viaduct is located north of the Project Site and is currently the construction site for the City’s Sixth Street Viaduct Replacement project. The centerpiece of this project is a new multi-modal bridge (Ribbon of Light Bridge), which will replace the original viaduct and maintain the connection between Boyle Heights and the Arts District across the Los Angeles River. The Sixth Street Viaduct Replacement project, led by the City’s Bureau of Engineering, also includes an approximately 12-acre area with open space and recreational amenities, known as the Sixth Street Park, Arts, River, and Connectivity Improvements (PARC Improvements). The PARC improvements will be constructed under and adjacent to the Ribbon of Light Bridge with access ramps and stairs connecting to the bridge.¹

The Los Angeles Department of Water and Power (LADWP) owns property on both sides of Mesquit Street. The River Switching Station electricity substation is located north of the Project Site on the west side of Mesquit Street with an associated electrical tower and a transmission line ROW that crosses the Los Angeles River, bisecting the Project Site on the east side of Mesquit Street.

The elevated 7th Street Bridge forms the southern border of the Project Site. Built in 1910 and enlarged in 1927, the 7th Street Bridge crosses the Los Angeles River and is listed on the California Register of Historical Resources and is a City-designated Historical Cultural Monument (HCM No. 904).²

¹ City of Los Angeles Bureau of Engineering, Sixth Street Viaduct Replacement Project, <http://www.sixthstreetviaduct.org/>. Accessed March 19, 2021.

² Historic Places LA, Seventh Street Bridge, No. 53C1321, <http://historicplacesla.org/reports/cbfab194-735d-4cb9-9bb8-525615fc0842>. Accessed March 19, 2021.

The Project Site is bordered on the east by the railway property (Railway Property), which encompasses freight and passenger rail lines and rail yards owned by Amtrak, Burlington Northern/Santa Fe Railway (BNSF), and the Los Angeles County Metropolitan Transportation Authority (Metro). The Los Angeles River is located east of the Railway Property with the Boyle Heights community beyond across the Los Angeles River.

Other nearby land uses include low-rise industrial, warehouse uses, residential, commercial, and mixed-use developments in converted industrial buildings. Metro owns several vacant parcels north of 6th Street. Land uses north and northwest of the new bridge site include a mix of restaurants, bars and cafes, commercial uses, and creative and traditional office space. The area south of the 7th Street Bridge comprises a mix of uses in converted industrial and other buildings, including live/work spaces and restaurants and coffee shops. Various warehouses and light manufacturing uses are located throughout this area as well. The west side of Mesquit Street, adjacent to the Project Site, is developed with warehouses and an under-construction creative office building at the northwest corner of the intersection of Jesse Street and Mesquit Street (640 S. Santa Fe Avenue), in addition to the LADWP Property. Other land uses to the west include existing creative office space; restaurants; and commercial uses; the newly constructed AMP Lofts live/work and commercial development, the recently completed adaptive reuse of the Ford Motor Factory located a block from the Project Site to house Warner Music Group's new corporate campus, which includes office space, recording studios, and performance spaces; and various low-rise industrial and warehouse uses similar to those on the Project Site. A three-story multi-family residential building (Artist Lofts DTLA at 688 S. Santa Fe Avenue) occupies the northeast corner of S. Santa Fe Avenue and 7th Street and directly abuts the Project Site.

Several creative office, creative space, and mixed-use projects are currently proposed or developed farther to the west, beyond S. Santa Fe Avenue. These include the proposed 6 AM project at 6th and Alameda Streets, which proposes more than 2.8 million square feet of development in two 58-story towers including apartments, condominiums, a hotel, offices, retail and restaurant uses, a school, and art space; the proposed mixed-use development located 7th and Alameda Streets; and the completed redevelopment of the Los Angeles 30-acre Terminal Market property as the mixed-use ROW DTLA project.

Maps and aerial photos depicting the Project Site and surrounding uses are provided in Chapter II, *Project Description*, of this Draft EIR.

c) Existing Transportation System

The Project Site is currently served by a network of regional transportation facilities that provide access to the greater metropolitan area. Regional access is provided by the Santa Monica Freeway (I-10), approximately 0.40 miles to the south; the Hollywood Freeway (US 101) and Golden State Freeway (I-5), approximately 0.40 miles to the east; and the Pomona Freeway (SR-60), approximately 0.50 miles to the southeast.³ Local access to

³ Distances are measured based on the closest edge of the Project Site to the noted locations.

the Project Site vicinity is provided by 6th and 7th Streets, with direct access provided by Jesse Street and Mesquit Street.

Metro provides bus and rail service in the Project area. The closest Metro bus stop is located at the southwest corner of 7th Street and S. Santa Fe Avenue, approximately 235 feet southwest of the Project Site, and serves Metro Lines 18, 60, and 62, all of which travel east- and westbound on 7th Street. Metro Lines 18 and 720 each have a stop at the intersection of 7th Street and Decatur Street, approximately 0.30 miles west of the Project Site. A Greyhound station is also located at the southwest corner of 7th Street and Decatur Street. The closest Los Angeles Department of Transportation (LADOT) stop for the LADOT Downtown Area Short Hop (DASH) Loop A is located at the intersection of Molino Street and Palmetto Street, approximately 0.28 miles northwest of the Project Site.

The closest Metro light rail stations are the Metro L (Gold) Line Pico/Aliso Station, located approximately 0.7 miles from the Project Site; the Metro L (Gold) Line Little Tokyo/Arts District Station, located approximately 2.0 miles from the Project Site; and Union Station, located approximately 1.5 miles from the Project Site. The Metro L (Gold) Line stations provide service between Downtown Los Angeles and Pasadena, as well as the larger San Gabriel Valley. Union Station and 7th Street Metro Center provide connections between Downtown and the Metro A (Blue), L (Gold), E (Expo), D (Purple), and B (Red) Lines and various bus lines, as well as the regional rail system (Metrolink).

d) Existing Conditions

Detailed descriptions of the environmental setting relevant to each of the environmental topics evaluated in in this Draft EIR have been prepared and are included in Chapter IV, *Environmental Impact Analysis*, in Sections IV.A through IV.N, of this Draft EIR.

e) Land Use Plans

City land use plans applicable to the Project Site include the following: the City of Los Angeles General Plan and the Community Plan. Regional plans that are applicable to the Project Site include: the Southern California Association of Governments' (SCAG's) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy and the South Coast Air Quality Management District's 2016 Air Quality Management Plan.

2. Related Projects

CEQA Guidelines Section 15130 requires that the EIR discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable. Cumulative impacts are defined in Section 15355 of the CEQA Guidelines as "an impact which is created as a result of the combination of a project evaluated in the EIR together with other projects causing related impacts." As identified in CEQA Guidelines Section 15130(b), the discussion of cumulative impacts shall "reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone."

Either of the following is necessary to conduct an adequate analysis of cumulative impacts:

- A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- A summary of projections contained in an adopted local, regional, or Statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: A General Plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the Lead Agency.

Cumulative study areas are defined based on an analysis of the geographical scope relevant to each particular environmental issue. Therefore, the cumulative study area for each individual environmental impact issue may vary. For example, a cumulative noise impact during construction may only affect the vicinity of the project site, while a cumulative air quality impact may affect the entire air basin.

For the purposes of the cumulative impacts analysis for the Project, the City has determined in its independent judgement, to primarily use the list approach for evaluating cumulative effects. The related projects were provided by LADOT, the Los Angeles Department of City Planning, and recent studies of other projects in the area. The list of 141 identified related projects is provided in **Table III-1, Related Projects List**, with the locations of each of the cumulative projects listed in **Figure III-1, Related Projects Map**. The cumulative analysis for each environmental issue, including a discussion regarding the identification of relevant related projects, is provided in the Sections IV.A through IV.N in Chapter IV, *Environmental Impact Analysis*, of this Draft EIR.

**TABLE III-1
RELATED PROJECTS LIST**

No.	Address	Use	Size
1	540 S Santa Fe Ave	Office	65.812 ksf
2	601 S Main St	Apartments	452 du
		Retail	25.0 ksf
3	225 S Los Angeles St	Condominiums	300 du
		Retail	3.4 ksf
4	150 N Los Angeles St	Office	713 ksf
		Retail	35 ksf
		Child Care	2.5 ksf

**TABLE III-1
RELATED PROJECTS LIST**

No.	Address	Use	Size
5	534 S Main St	Apartments	160 du
		Retail	18 ksf
		Restaurant	3.5 ksf
		Fast-Food Restaurant	3.5 ksf
6	1057 S San Pedro St	Office	294.641 ksf
		Retail	176.733 ksf
		Cinema	744 seats
		Apartments	945 du
		University	1,400 students
		Hotel	210 rooms
7	1525 E Industrial St	Apartments	344 du
		Office	21.4 ksf
		Retail	6.1 ksf
8	950 E 3rd St	School	532 students
		Retail	30.062 ksf
		Apartments	635 du
9	2051 E 7th St	Apartments	320 du
		Retail	15 ksf
		Restaurant	5 ksf
10	963 E 4th St	Office	79 ksf
		Retail	25 ksf
		Restaurant	20 ksf
11	826 S Mateo St	Condominiums	90 du
		Other	11 ksf
		Other	5.6 ksf
12	2030 E 7th St	Office	243.583 ksf
		Retail	40 ksf
13	360 S Alameda St	Apartments	55 du
		Other	2.5 ksf
		Other	6.3 ksf
14	649 S Wall St	Assisted Living	55 beds
		Office	55 employees
15	410 Center St	Office	110 ksf

**TABLE III-1
RELATED PROJECTS LIST**

No.	Address	Use	Size	
16	500 S Mateo St	Restaurant	12.82	ksf
17	300 S Main St	Apartments	471	du
		Retail	5.19	ksf
		Restaurant	27.78	ksf
18	400 S Alameda St	Hotel	66	rooms
		Retail	0.84	ksf
		Restaurant	2.13	ksf
19	719 E 5th St	Apartments	160	du
		Retail	7.5	ksf
20	2130 E Violet St	Office	94	ksf
		Retail	7.45	ksf
21	929 E 2nd St	Mixed Use Private Club	48.862	ksf
22	1800 E 7th St	Apartments	122	du
		Office	13.6	ksf
23	1722 E 16th St	Restaurant	8.151	ksf
24	454 E Commercial St	Bus Facility	2	acres
25	118 S Astronaut E S Onizuka St	Apartments	77	du
26	555 S Mateo St	Retail	153	ksf
27	1000 S Santa Fe Ave ^a	Restaurant	8.447	ksf
		Club	48	rooms
28	2110 Bay St ^a	Apartments	110	du
		Office	113	ksf
		Retail	43.66	ksf
29	330 S Alameda St ^a	Apartments	186	du
		Commercial	22	ksf
30	668 S Alameda St ^a	Apartments	475	du
		Commercial	84	ksf
31	520 Mateo St	Apartments	200	du
		Office	30	ksf
		Restaurant	15	ksf
		Retail	15	ksf
32	717 Maple Ave ^a	Apartments	452	du
		Retail	14	ksf

**TABLE III-1
RELATED PROJECTS LIST**

No.	Address	Use	Size
33	232 W 2nd St ^b	Condominiums	107 du
		Office	534 ksf
		Retail	7.2 ksf
34	433 S Main St	Condominiums	161 rooms
		Mixed Use	6.9 ksf
35	676 Mateo St ^b	Apartments	185 du
		Commercial	27 ksf
36	732 Wall St ^b	Apartments	323 du
		Office	53.2 ksf
		Retail	4.4 ksf
		Wholesale/Storage	63.585 ksf
		Restaurant	4.42 ksf
		Event Space	9.226 ksf
37	333 S Alameda St ^a	Apartments	994 du
		Retail	993 ksf
38	1129 E 5th St	Retail	26.98 ksf
		Restaurant	31.72 ksf
		Hotel	113 rooms
		Apartments	129 du
		Art School	3.43 ksf
		Art Space	10.34 ksf
39	2650 E Olympic Bl	Apartments	1,000 du
		Restaurant	N/A ksf
		Office	230 ksf
40	2143 E Violet St	Apartments	320 du
		Retail	224.29 ksf
		Office	46.67 ksf
41	633 S Spring St	Hotel	176 rooms
		Restaurant	8.43 ksf
		Bar	5.29 ksf
42	732 S Spring St	Apartments	400 du
		Pharmacy/Drugstore	15 ksf
43	237 S Los Angeles St	Sports Complex	43 ksf

**TABLE III-1
RELATED PROJECTS LIST**

No.	Address	Use	Size
44	640 S Santa Fe Avenue	Commercial	107 ksf
45	1745 E 7th Street	Apartments	57 du
		Commercial	6 ksf
46	940 E 4th Street	Office	6 ksf
		Retail	14.3 ksf
		Apartments	107 du
47	609 E 5th St	Apartments	151 du
48	713 E 5th St	Apartments	51 du
49	1000 S Mateo St	Apartments	113 du
		Commercial	134 ksf
50	926 E 4th St	Office	265.45 ksf
		Retail	4.97 ksf
		Museum	7.8 ksf
51	2159 E Bay St	Retail	18.33 ksf
		Office	204 ksf
52	1247 S Grand Ave	Apartments	118 du
		Commercial	5.125 ksf
53	1 Gateway Plaza	Residential	22 du
		Office	7,443.2 ksf
		Retail	645 ksf
		Hotel	750 rooms
		Restaurant	20 ksf
		Museum	70 ksf
54	354 S Spring St	Apartments	212 du
55	552 S San Pedro	Affordable Housing	407 du
		Retail	12.3 ksf
56	1005 S Mateo Street	Industrial Park	94.8 ksf
57	1800 E 1st St	Apartments	65 du
		Retail	5 ksf
58	1001 E 1st St	Apartments	430 du
		Retail	8.742 ksf

**TABLE III-1
RELATED PROJECTS LIST**

No.	Address	Use	Size
59	755 S Los Angeles St	Retail	16.694 ksf
		Office	60.243 ksf
		Restaurant	26.959 ksf
60	601 S Central Ave	Apartments	236 du
		Retail	12 ksf
61	527 Colyton St	Condominiums	310 du
		Retail	11.375 ksf
		Production Space	11.736 ksf
62	1100 E 5th St	Apartments (Live/Work du)	220 du
		Commercial	49 ksf
63	600 S San Pedro Street	Apartments	303 du
		Retail	20 ksf
64	655 S San Pedro Street	Apartments	81 du
65	656 S Stanford Ave	Apartments	82 du
66	361 S Spring Street	Hotel	315 rooms
67	641 Imperial Street	Residential	140 du
		Office	14.749 ksf
68	2901 E Olympic Bl	Apartments	4400 du
		Retail	185 ksf
		Office	125 ksf
		Medical Office	25 ksf
		Daycare	15 ksf
		Library	15 ksf
69	1828 E Cesar Chavez Av	Office	32 ksf
70	2407 E 1st St	Apartments	50 du
		Office	8.5 ksf
		Retail	3.4 ksf
71	2420 E Cesar Chavez Av	Apartments	77 du
		Retail	4 ksf
		Health Club	4 ksf
72	119 S Soto St	Apartments	65 du
		Retail	5 ksf

**TABLE III-1
RELATED PROJECTS LIST**

No.	Address	Use	Size
73	810 E 3rd St	Apartments	4 du
		Restaurant	3.5 ksf
		Retail	6.2 ksf
74	848 S Grand Ave	Condominiums	420 du
		Retail	38.5 ksf
75	1050 S Grand Ave	Condominiums	151 du
		Retail	3.472 ksf
		Restaurant	22 ksf
76	1115 S Hill St	Mixed Use	N/A other
77	201 S Broadway Ave	Retail/Restaurant	27.675 ksf
78	1200 S Grand Ave	Apartments	640 du
		Retail	45 ksf
79	928 S Broadway	Apartments	670 du
		Condominiums	17 du
		Retail	58.8 ksf
80	840 S Olive St	Condominiums	303 du
		Restaurant	9.68 ksf
		Retail	1.5 ksf
81	400 S Broadway	Apartments	450 du
		Retail	6.904 ksf
		Bar	5 ksf
82	1001 S Olive St	Apartments	225 du
		Restaurant	5 ksf
83	920 S Hill St	Apartments	239 du
		Retail	5.4 ksf
84	955 S Broadway	Apartments	201 du
		Retail	6 ksf
85	801 S Olive St	Apartments	363 du
		Commercial	10 ksf
86	820 S Olive St	Apartments	589 du
		Retail	4.5 ksf
87	1148 S Broadway	Apartments	94 du
		Retail	2.5 ksf

**TABLE III-1
RELATED PROJECTS LIST**

No.	Address	Use	Size
88	1111 S Broadway	Apartments	391 du
		Office	39.7 ksf
		Retail	49 ksf
89	1120 S Grand Ave	Apartments	666 du
		Shopping	20.69 ksf
		Mixed use	N/A other
90	1036 S Grand Ave	Restaurant	7.149 ksf
91	527 N Spring Street	Apartments	345 du
		Restaurant	11 ksf
		Retail	23 ksf
		Retail	21 ksf
92	737 S Spring St	Apartments	320 du
		Pharmacy/Drugstore	250 ksf
93	340 S Hill St	Apartments	428 du
		Restaurant	2.894 ksf
94	940 S Hill St	Apartments	232 du
		Restaurant	14 ksf
95	744 S Figueroa St	Apartments	436 du
		Retail	10 ksf
96	850 S Hill St	Apartments	300 du
		Retail	4 ksf
		Restaurant	3.5 ksf
97	700 W 9th St	Apartments	341 du
		Retail	11.7 ksf
98	649 S Olive St	Hotel	241 rooms
99	1100 S Main St	Apartments	379 du
		Other	25.81 ksf
100	924 N Spring St ^b	Condominiums	770 du
		Retail	51.39 ksf
101	845 S Olive St	Apartments	208 du
		Retail	2.4 ksf
102	888 S Hope Street	Apartments	526 du

**TABLE III-1
RELATED PROJECTS LIST**

No.	Address	Use	Size
103	1000 S Hill Street	Apartments	700 du
		Retail	7 ksf
		Restaurant	8 ksf
104	333 W 5th Street	Condominiums	100 du
		Hotel	200 rooms
		Commercial	27.5 ksf
105	100 S Broadway	Apartments	1,127 du
		Commercial	410 ksf
106	754 S Hope St	Condominiums	409 du
		Retail	7.329 ksf
107	100 S Grand Avenue	Apartment	412 du
		Condominium	1,648 du
		Retail	225.3 ksf
		Supermarket	53 ksf
		Restaurant	67 ksf
		Health Club	50 ksf
		Event Facility	250 seats
		Hotel	275 rooms
108	1230 S Olive St	Apartments	360 du
		Retail	6.4 ksf
109	708 N Hill St	Apartments	162 du
		Retail	5 ksf
110	211 W Alpine St	Apartments	122 du
		Retail	7.5 ksf
111	1101 N Main	Condominiums	318 du
112	700 W Cesar Chavez Ave	Apartments	299 du
		Retail	8 ksf
113	949 S Hope St	Apartments	236 du
		Retail	5.954 ksf

**TABLE III-1
RELATED PROJECTS LIST**

No.	Address	Use	Size
114	900 W Wilshire Bl	Hotel	560 du
		Office	1,500 ksf
		Retail/Restaurant	275 ksf
		Apartments	100 du
115	643 N Spring St	Hotel	142 du
		Commercial	17 ksf
		Restaurant	2.532 ksf
		Apartments	281 du
116	427 W 5th St	Apartments	615 du
		Restaurant	16.309 ksf
117	1843 E 41st St	Warehouse	643 ksf
118	250 S Hill St	Condos	330 du
		Retail	12 ksf
119	1700 E Martin Luther King Blvd	Industrial	480.3 ksf
120	1027 S Olive St	Apartments	100 du
121	3401 E 1st Street	Industrial	480.3 ksf
		Apartments	100 du
122	1147 E Palmetto	Apartments	49 du
		Retail	10 ksf
		Apartments	120 du
123	1030 N Soto Street	Hotel	81 rooms
124	2710 S Compton Ave	Manufacturing	36.26 ksf
		Warehouse	46.76 ksf
		Warehouse	3.74 ksf
125	441 Bauchet St	Jail	3,885 beds
126	129 W College St	Apartments	770 du
		Grocery	34.52 ksf
		Restaurant	8 ksf
		Retail	5.87 ksf
127	1340 S Hill Street	Apartments	156 du
		Retail	5 ksf
		Restaurant	10 ksf

**TABLE III-1
RELATED PROJECTS LIST**

No.	Address	Use	Size
128	1206 E 6th Street	Apartments	1,736 du
		Warehouse	316.632 ksf
		Office	253.514 ksf
		Retail	82.332 ksf
		Museum	22.429 ksf
		Hotel	514 rooms
		School	300 students
129	1045 Olive St	Commercial	15 ksf
		Condominiums	800 du
130	930 E 6th St	Apartments	236 du
		Retail	12 ksf
131	1030 S Hill St	Apartments	700 du
		Retail	7 ksf
		Restaurant	7 ksf
132	1024 S Mateo St	Apartments	104 du
		Office	101.983 ksf
		Restaurant	16.279 ksf
		Retail	5.83 ksf
		Other	5.519 ksf
133	554 S San Pedro St	Apartments	303 du
		Commercial	19.91 ksf
134	443 S Soto St	School	625 students
135	220 N Center Street	Apartments	430 du
		Retail	8.742 ksf
136	755 S Wall St	Office	53.2 ksf
		Apartments	322 du
		Other	4.42 ksf
		Other	125 persons
		Retail	4.4 ksf
137	220 E Washington Bl	Apartments	32 du
		Commercial	19 ksf
138	1133 Hope St	Apartments	208 du
		Restaurant	5.03 ksf

**TABLE III-1
RELATED PROJECTS LIST**

No.	Address	Use	Size
139	400 W 7th St	Apartments	165 du
		Bar	11.9 ksf
		Restaurant	14.03 ksf
140	1229 S Grand Ave	Condominiums	161 du
		Restaurant	3 ksf
141	Sixth Street PARC	Park/Recreational	12 acres

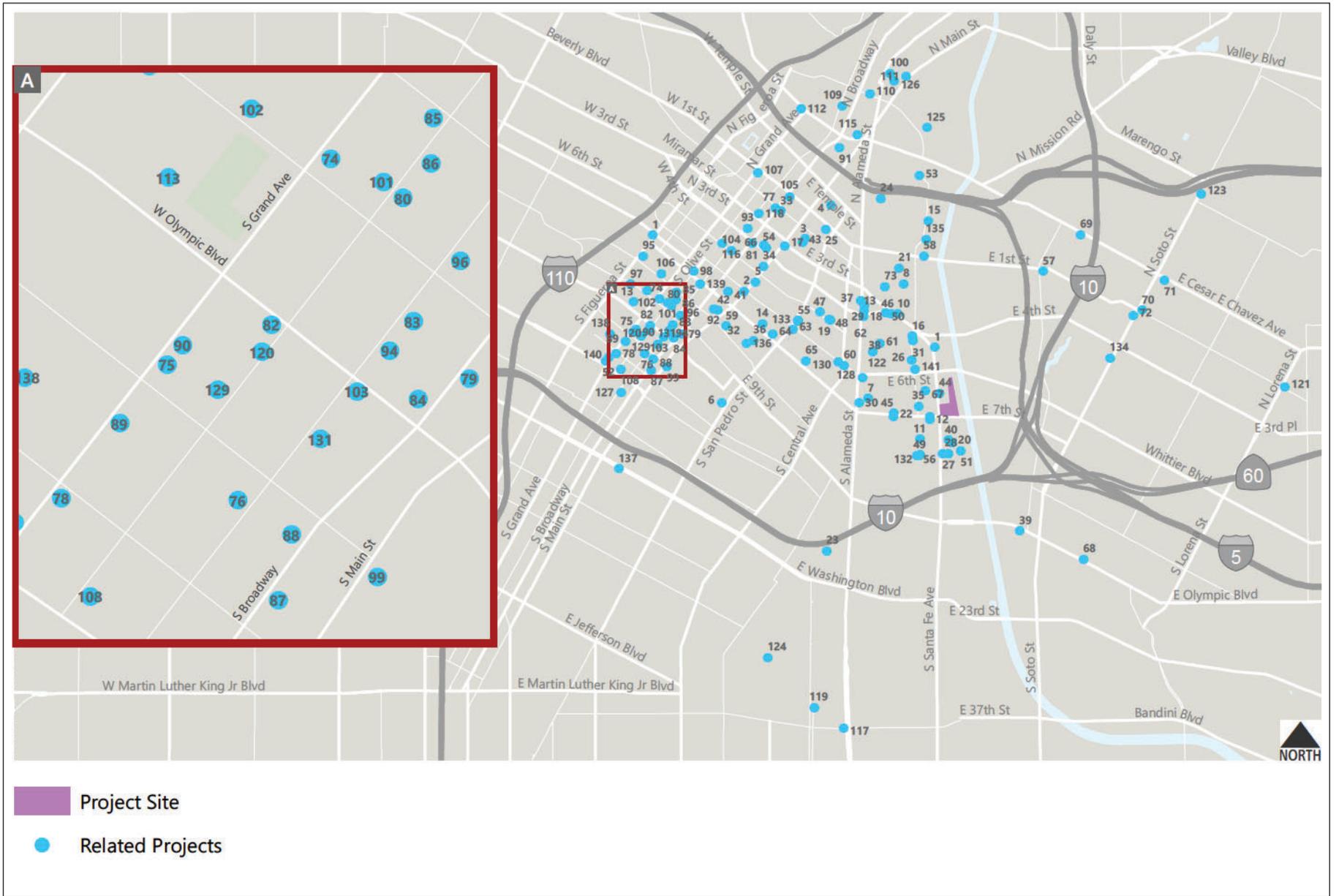
NOTE(S):

du = dwelling unit; ksf = thousand square feet

^a Projects were not included in information provided by LADOT. Projects and land use from third party research.

^b Projects were not included in information provided by LADOT. Projects and land use from City of Los Angeles Department of City Planning Major Projects Website.

SOURCE(S): Fehr & Peers, 2021.



SOURCE: Fehr & Peers, 2018

670 Mesquit

Figure III-1
Related Projects Map

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