



### Project Description

The Project consists of development of a mixed-use project containing approximately 2,533,000 square feet of development in the [Q]M1-2-O and M1-2-O zones, including modifications to the existing 861,162 square foot, 12-story plus basement, approximately 194 foot tall, Reef Building, and construction of approximately 1,680,306 square feet of new development on the remainder of the Project Site currently occupied by surface parking lots and an 11,150 square foot warehouse/storage/distribution building. The Reef would be modified to incorporate a new restaurant and event space on the rooftop, and potentially convert existing wholesale/showroom space within The Reef to office, retail and restaurant uses. The existing warehouse building and surface parking lots would be demolished and replaced by new construction comprised of an integrated mixed-use development containing residential, hotel, retail/restaurant, grocery store, gallery, and fitness center uses, and community spaces which would be accommodated in multiple single- and multi-story buildings ranging in height from up to 88 feet to up to 420 feet, along with public open space areas. The Project would provide at least 2,512 parking spaces in one above-ground, and one or more subterranean structures. The Project would require various approvals including, but not limited to, a General Plan Amendment, Zone Change, Zone Variances, a Signage Supplemental Use District, Site Plan Review, Conditional Use Permits, Parking Reduction, Vesting Tentative Tract Map, and a Development Agreement.

### Availability

Hardcopies of the **Final Environmental Impact Report (FEIR)** are available for review at the following locations:

Department of City Planning  
200 North Spring Street, Room 750  
Los Angeles, CA 90012

Central Library  
630 West 5th Street  
Los Angeles, CA 90071

Junipero Serra Branch Library  
4607 South Main Street  
Los Angeles, CA 90037

Pico Union Branch Library  
1030 South Alvarado Street  
Los Angeles, CA 90006

Little Tokyo Branch Library

203 South Los Angeles Street  
Los Angeles, CA 90012

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