

# City of Los Angeles

Department of City Planning • Environmental Analysis Section  
City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



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## Draft Environmental Impact Report

### CENTRAL CITY COMMUNITY PLAN AREA

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## 1020 S. Figueroa Street Project

Case Number: ENV-2015-1159-EIR

**Project Location:** 1020 S. Figueroa Street (includes 716-730 W. Olympic Boulevard; 1016-1060 S. Figueroa Street; 607-613 W. 11th Street; and 1041-1061 S. Flower Street), Los Angeles, CA, 90015

**Council District:** 14

**Project Description:** Jia Yuan USA Co, Inc., the Applicant, proposes to develop a mixed-use residential, hotel and commercial project located at 1020 S. Figueroa Street on an approximately 2.7 acre 'L'-shaped site (Project Site) bounded by S. Figueroa Street to the west, S. Flower Street to the east, Olympic Boulevard to the north, and 11th Street to the south. The Project Site is currently developed with the nine-story Luxe City Center Hotel (Luxe Hotel) and surrounding surface parking lots, which would be removed to support the Project.

The mixed-use Project would include up to approximately 1,129,284 square feet (sf) of floor area (approximately 9.7:1 FAR) in three towers atop an eleven level podium (Podium) with eight levels above grade. The Project would include a total of up to 300 hotel rooms, 650 residential condominium units, and up to approximately 80,000 sf of retail, restaurant, and other commercial uses. The residential tower (Residential Tower 1) located at the corner of S. Flower Street and 11th Street would be 32 stories and would include up to 290 residential units. The residential tower (Residential Tower 2) at the intersection of S. Figueroa Street and Olympic Boulevard would be 38 stories and would include up to 360 residential units. Located on southwest portion of the Project Site directly across from Staples Center at the corner of Figueroa Street and 11<sup>th</sup> Street, the 34 story Hotel Tower would include up to 300 hotel rooms, along with banquet facilities, conference space and amenities. Retail, restaurant and other commercial uses would be located at ground level and within the second above grade level of the Podium. Parking would be provided within the Podium with primary access from Olympic Boulevard, S. Flower Street, and 11th Street.

**APPLICANT:**  
Jia Yuan USA Co, Inc

**PREPARED BY:**  
PCR Services Corporation

**ON BEHALF OF:**  
The City of Los Angeles  
Department of City Planning  
Environmental Analysis Section

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