



## Soul Project

Case Number: ENV-2018-3986-SCEA

**Project Location:** 522, 530, and 550 South Shatto Place; 3119 West 6th Street Los Angeles, CA, 90020

**Community Plan Area:** Wilshire Community Plan Area

**Council District:** 13 – Mitch O’Farrell

### Project Description:

TF Shatto Limited Partnership, the Applicant, proposes to develop a mixed-use development project known as the Soul Project (Project) on an approximately 51,236-square-foot (1.17-acre) site (Project Site) in the Wilshire Community Plan area of the City. The Project Site is currently occupied by the New Covenant Academy, a private school serving grades K–12. The Project Site is developed with an approximately 12,800-square-foot “L-shaped” former church building (church building) that fronts West 6th Street that was originally constructed for the First English Evangelical Lutheran Church and currently used by the New Covenant Academy as a basketball court; a one-story school classroom building; a two-story classroom building; a restroom and storage facilities; and surface parking. The total amount of existing development on the Project Site is approximately 18,547 square feet. Except for the existing former church building, all existing buildings on the Project Site would be demolished.

On the northern portion of the Project Site, the Project would include a new high-rise building containing 252 residential units. The northern portion of the Project Site would also include 2,507 square feet ground floor office uses. Four units would be townhouse above the office uses. Additionally, of the 256 total dwelling units (252 in the tower and four townhouse units), 29 units, or 11 percent of the total number of dwelling units, would be designated as restricted affordable housing for Extremely Low Income households. While the townhouse and office uses would appear as a separate building from the residential tower, the uses are connected by subsurface parking. On the southern portion of the Project Site, the Project would include the reuse of the church building; this building would remain and be converted into 12,800 square feet of restaurant uses that would include an outdoor patio fronting West 6th Street. Overall, the Project would include approximately 222,944 square feet of building area and a floor-area ratio (FAR) of 4.25 to 1.

To allow for the proposed development, the Project Applicant is requesting the following discretionary approvals: (1) A Vesting Tentative Tract Map for the creation of four airspace lots, the merger of 20 feet of an existing dedication along Shatto Place into the Project Site, the subsurface merger of Shatto Place between 30 feet and 37 feet from the centerline of Shatto, the merger of the corner cut of Shatto Place and 6th Street, the waiver of public right of way improvements along Shatto Place and; the waiver of dedication and public right of way improvements along 6th Street; (2) A Transit Oriented Communities (TOC) Affordable Housing Incentive Program to permit an 80% increase in density along with the following two incentives for a qualifying Tier 4 project: a) Authorization to provide setbacks consistent with the RAS3 Zone and; b) Authorization to reduce required open space by 25%; (3) A Master Conditional Use Permit (MCUP) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in relation to restaurant uses; (4) A Site Plan Review; (5) Adoption of the SCEA; and (6) Approval of other permits, ministerial or discretionary, as maybe be necessary.

**PREPARED FOR:**

City of Los Angeles  
Department of City Planning

**PREPARED BY:**

ICF and Environmental Science  
Associates

**APPLICANT:**

TF Shatto Limited Partnership