

CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF
DETERMINATION

(California Environmental Quality Act Guidelines Section 15094)

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State LCI if the project requires discretionary approval from a state agency. The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.		
LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) Los Angeles Department of City Planning 221 N. Figueroa St. Suite 1350 Los Angeles, CA 90012		COUNCIL DISTRICT 14 – Jurado
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) 1100 E. 5 th Street Project	CASE NO(S). CPC-2016-3726-GPA-VZC-HD-DB-MCUP-SPR, CPC-2016-3726-GPA-VZC-HD-DB-MCUP-SPR-1A, VTT-74549-2A, and ENV-2016-3727-EIR	
PROJECT DESCRIPTION AND LOCATION The 1100 East 5 th Street Project (Project) proposes the demolition of three existing warehouse buildings and a surface parking lot for the construction of an eight-story mixed-use building comprised of 220 live/work units, of which 11 percent (25 units) would be deed-restricted for Very Low Income (VLI) households, 46,548 square feet of commercial uses, and three subterranean parking levels. The Project would total 249,758 square feet of floor area on a 1.2-acre site, resulting in a Floor Area Ratio (FAR) of 4.77:1. The Project includes a Flexibility Option that provides the flexibility to replace 20 live/work units with an additional 17,765 square feet of commercial uses, with no other changes to the scope of the Project. The Project Site is located at 1100 E. 5 th St. and 506-530 S. Seaton St., Los Angeles, CA 90013.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY Applicant: WW-5 th & Seaton LLC, XF-5 th & Seaton LLC		
CONTACT PERSON Kathleen King	STATE CLEARING HOUSE NUMBER 2018021069	TELEPHONE NUMBER (213) 847-3624
This is to advise that on June 24, 2025 the City Council of the City of Los Angeles denied in part/granted in part appeals, and upheld the City's approval of a Vesting Tentative Tract Map, a Main Conditional Use Permit for alcohol sales, a Site Plan Review (under Case No. CPC-2016-3726-GPA-VZC-HD-DB-MCUP-SPR-1A); dismissed a General Plan Amendment, and approved a Vesting Zone and Height District Change (under Case No. CPC-2016-GPA-VZC-HD-DB-MCUP-SPR); and took the following CEQA actions on the Project: certified and adopted an Environmental Impact Report, Statement of Overriding Considerations, Modified Findings, and Mitigation Measures, and a Modified Mitigation Monitoring Program under Case No. ENV-2016-3727-EIR (SCH No. 2018021069).		
SIGNIFICANT EFFECT	☒ Project will have a significant effect on the environment. ☐ Project will not have a significant effect on the environment.	
MITIGATION MEASURES	☒ Mitigation measures were made a condition of project approval. ☐ Mitigation measures were not made a condition of project approval.	
MITIGATION REPORTING / MONITORING	☒ A mitigation reporting or monitoring plan was adopted for the project. ☐ A mitigation reporting or monitoring plan was not adopted for the project.	
OVERRIDING CONSIDERATION	☒ Statement of Overriding Considerations was adopted. ☐ Statement of Overriding Considerations was not adopted. ☐ Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	☒ An Environmental Impact Report was prepared and certified and findings were made for project pursuant to the provisions of CEQA. The Environmental Impact Report may be examined at the Department of City Planning address listed above. ☐ An Environmental Impact Report was not prepared for the project.	
NEGATIVE DECLARATION	☐ A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk.* ☒ A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.	
SIGNATURE (Lead Agency) 	TITLE City Planner	DATE OF PREPARATION 6/27/25
SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE