

**CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF
DETERMINATION**

(California Environmental Quality Act Guidelines Section 15094)

COUNTY CLERK'S USE

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 OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). 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., Room 1350 Los Angeles, CA 90012	COUNCIL DISTRICT 14 -Jurado	
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) The ROW DTLA	CASE NO. ENV- 2024-8218-HES CPC-2025-4306-DB-PRZV	
PROJECT APPLICANT Jeffrey Goldberger, Alameda Square Owner, LLC		
PROJECT DESCRIPTION AND LOCATION The Project is located at 747-787 South Alameda Street, 1312-1396 East 7th Street, 136-196 South Central Avenue, 1301-1327 East 8th Street, 700-760 South Market Court, 720-746 South Terminal Street, and 747 and 760 South Warehouse St. Los Angeles, CA 90021. The Project proposes a mixed-use development within three (3) buildings containing 1,000 residential units including 114 affordable units (11 percent Very Low Income units [VLI]) and 6,547 square feet of commercial (retail/restaurant) within the Development Area of the Project Site. Building A would include 1,119 square feet of commercial uses located on the first floor; 410 residential units at first through eighth floor; and two (2) levels of subterranean parking as well as above grade parking located on the first floor. Building B would include 214 residential units located on the first through eighth floor, and two (2) levels of subterranean parking as well as above grade parking located on the first floor. Building C would include 5,428 square feet of commercial uses on the first floor; 376 residential units at the first through eighth floor; and two (2) levels of subterranean parking as well as above grade parking located on the first floor. The proposed buildings would range from approximately 100 feet to 103 feet in height. Upon completion, 884,278 square feet of new floor area would be provided within the Development Area with a total of approximately 2,477,695 square feet of floor area provided within the Project Site. The Project would include 1,092 vehicular parking spaces. The Project would also include a total of 96,278 square feet of open space within the Development Area of which 90,378 square feet would be common open space, and 5,900 square feet would be private open space. The existing uses within the remainder of the Project Site outside of the Development Area would remain and would not be modified by the Project. The Project will also comply with all applicable Environmental Protection Measures (EPMs) and guidelines set forth in Chapter 1A of the Zoning Code.		
CONTACT PERSON Esther Ahn, City Planner	STATE CLEARING HOUSE NUMBER SCH No. 2021010130	CONTACT PERSON'S TELEPHONE NUMBER (213) 978-1486
On November 24, 2021, the City Council certified the Citywide Housing Element 2021-2029 and Safety Element Updates Final Environmental Impact Report (EIR), SCH No. 2021010130, EIR No. ENV-2020-6762-EIR (Program EIR), to adopt the 2021-2029 Citywide Housing Element and the Updates to the Safety Element and the Plan for a Healthy LA (Health Element). Pursuant to CEQA Guidelines Sections 15168(c)(4) and 15168(d), the following Proposed Housing Project has been found to be within the scope of the program analyzed in the Program EIR and its environmental effects are within the scope of environmental impacts assessed in the Program EIR, and Addendum No. ENV-2020-6762-ADD1 and ENV-2020-6762-ADD2.		
The Final Environmental Impact Report and the record of the Project approval may be examined at the address for the lead agency set forth above.		
SIGNIFICANT EFFECT	<input type="checkbox"/> Project will have a significant effect on the environment. <input checked="" type="checkbox"/> Project will not have a significant effect on the environment.	
MITIGATION MEASURES	<input checked="" type="checkbox"/> Mitigation measures were made a condition of project approval. <input type="checkbox"/> Mitigation measures were not made a condition of project approval.	
MITIGATION REPORTING / MONITORING	<input checked="" type="checkbox"/> A mitigation reporting or monitoring plan was adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan was not adopted for the project.	
OVERRIDING CONSIDERATION	<input type="checkbox"/> Statement of Overriding Considerations was adopted. <input type="checkbox"/> Statement of Overriding Considerations was not adopted. <input checked="" type="checkbox"/> Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	<input type="checkbox"/> An Environmental Impact Report was prepared and certified and findings were made for project pursuant to the provisions of CEQA. The final Environmental Impact Report with comments and responses and record of project approval may be examined at the Department of City Planning*. <input checked="" type="checkbox"/> An Environmental Impact Report was not prepared for the project.	
NEGATIVE DECLARATION	<input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Department of City Planning*. <input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.	
SIGNATURE (Lead Agency)	TITLE City Planner	DATE OF PREPARATION 3/17/26

SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE
DISTRIBUTION: Part 1 - County Clerk Part 2 - Agency Record (Case file and DCP website) Part 3 - Resp/Trustee.State Agency (if any) Part 4 - Office of Planning and Research (CEQAnet)	* DEPARTMENT OF CITY PLANNING 221 N. Figueroa Street, Room 1350 Los Angeles, CA 90012	