CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF DETERMINATION

(California Environmental Quality Act Guidelines Section 15094)

ORIGINAL FILED
SEP 19 2025
LOS ANGELES, COUNTY CLERK

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)	COUNCIL DISTRICT
* Los Angeles Department of City Planning 221 N. Figueroa St. Suite 1350 Los Angeles, CA 90012	14-Jurado

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)	CASE NO(S).
The Bloc Project	CPC-2021-9959-TDR-SPR, ENV-2021-9959-EIR

PROJECT DESCRIPTION AND LOCATION: The Project Site is currently developed with The Bloc, a mixed-use development comprised of a 26-story hotel and a 33-story office building on the northern portion of the site, and a nine-story podium building containing commercial uses, six levels of above-ground parking, and two levels of subterranean parking on the southern portion of the site. The Project proposes the development of a residential tower with up to 466 units, enclosure of the existing rooftop parking level, and the addition of two above-ground parking levels above the existing nine-story podium building. All existing uses would remain, excluding 24,342 square feet of theater and retail uses (located in the podium building) which would be demolished to accommodate the new residential tower. Once constructed, the Project and existing uses would total 1,894,988 square feet of floor area on a 4.3-acre site, and have a maximum height of 710 feet, or 53 stories. In addition, a Sign District would be established that includes Digital Displays, Supergraphics, and on- and off-site signage.

The Project Site is located at 700 South Flower Street, 700 West 7th Street, and 711 South Hope Street (APN 5144010BRK).

NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY
Applicant: NREA-TRC 700 LLC, Dan Cote

CONTACT PERSON	STATE CLEARING HOUSE NUMBER	TELEPHONE NUMBER
Kathleen King	2022120319	(213) 847-3624

This is to advise that on September 16, 2025, the Los Angeles City Council found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified EIR, No. ENV-2021-9959-EIR, SCH No. 2022120319, previously certified on February 11, 2025 and pursuant to the CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project, and approved a Transfer of Floor Area for the transfer of up to 470,674 square feet of floor area from the City of Los Angeles Convention Center to the Project Site:

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	DATE OF PREPARATION
(Rey Fukuda)	CITY PLANNING ASSOCIATE	September 18, 2025