

THIS NOTICE WAS POSTED

ON September 15 2026UNTIL October 15 2026

REGISTRAR - RECORDER/COUNTY CLERK

CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACTNOTICE OF
DETERMINATION

2026 197655

FILED
Sep 15 2026

Dawn C. Logan, Registrar - Recorder/County Clerk

Electronically signed by CARINA CHEN

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)

The Bloc Project

CASE NO(S).

CPC-2024-8052-DA, 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 as well as a Development Agreement between the City of Los Angeles & NREA-TRC 700 LLC.

The Project Site is located at 700 South Flower Street, 700 West 7th Street, and 711 South Hope Street (APNs 5144-010-401,405,408,421,422,423 & 425)

NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY

Applicant: NREA-TRC 700 LLC, Dan Cote

CONTACT PERSON

Kathleen King

STATE CLEARING HOUSE NUMBER

2022120319

TELEPHONE NUMBER

(213) 847-3624

This is to advise that on September 4, 2026, the City of Los Angeles approved the Project's Development Agreement and has made the following determinations:

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

September 15, 2026

DISTRIBUTION:

County Clerk, Administrative Record, Responsible State Agency (if applicable), Office of Land Use and Climate Innovation (if applicable)