

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023050401
Project Title: Wilshire and Cloverdale Project

Lead Agency: City of Los Angeles

Contact Person: Erin Strehlich

Mailing Address: 221 North Figueroa Street, Suite 1350

Phone: (213) 847-3626

City: Los Angeles

Zip: 90012

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Los Angeles/Wilshire Community Plan Area

Cross Streets: Wilshire Boulevard, Cloverdale Avenue, Detroit Street

Zip Code: 90036

Longitude/Latitude (degrees, minutes and seconds): 34 ° 3 ' 43.74 " N / 118 ° 20 ' 42.576 " W Total Acres: ~1.35

Assessor's Parcel No.: 5089002002/3/4/5, 5089002019, 5089332025/6

Section: Twp.: T01S

Range: R14W Base:

Within 2 Miles: State Hwy #: SR-2, I-10

Waterways:

Wilshire Crest, Third Street, and Queen Anne Place Elementary Schools, John Burrows Middle School, Los Angeles High, Holy Spirit STEM Academy, Pico Pre-School, Citizens-World Charter, Cathedral Chapel School

Airports:

Railways: LA Metro D Line

Schools:

Document Type:

CEQA: ☐ NOP	☒ Draft EIR	NEPA: ☐ NOI	Other: ☐ Joint Document
☐ Early Cons	☐ Supplement/Subsequent EIR	☐ EA	☐ Final Document
☐ Neg Dec	(Prior SCH No.) _____	☐ Draft EIS	☐ Other: _____
☐ Mit Neg Dec	Other: _____	☐ FONSI	_____

Local Action Type:

☐ General Plan Update	☐ Specific Plan	☐ Rezone	☐ Annexation
☐ General Plan Amendment	☐ Master Plan	☐ Prezone	☐ Redevelopment
☐ General Plan Element	☐ Planned Unit Development	☒ Use Permit	☐ Coastal Permit
☐ Community Plan	☒ Site Plan	☒ Land Division (Subdivision, etc.)	☒ Other: TOC, Design Overlay

Development Type:

☒ Residential: Units 419 Acres _____	☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____	☐ Mining: Mineral _____
☒ Commercial: Sq.ft. 44,737 Acres _____ Employees 26	☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____	☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____	☐ Hazardous Waste: Type _____
☐ Recreational: _____	☐ Other: _____
☐ Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

☐ Aesthetic/Visual	☐ Fiscal	☐ Recreation/Parks	☐ Vegetation
☐ Agricultural Land	☐ Flood Plain/Flooding	☐ Schools/Universities	☐ Water Quality
☒ Air Quality	☐ Forest Land/Fire Hazard	☐ Septic Systems	☒ Water Supply/Groundwater
☒ Archeological/Historical	☒ Geologic/Seismic	☒ Sewer Capacity	☐ Wetland/Riparian
☐ Biological Resources	☐ Minerals	☐ Soil Erosion/Compaction/Grading	☐ Growth Inducement
☐ Coastal Zone	☒ Noise	☐ Solid Waste	☒ Land Use
☐ Drainage/Absorption	☐ Population/Housing Balance	☐ Toxic/Hazardous	☒ Cumulative Effects
☐ Economic/Jobs	☒ Public Services/Facilities	☒ Traffic/Circulation	☒ Other: Energy,GHG,Tribal

Present Land Use/Zoning/General Plan Designation:

Commercial, Parking / [Q] C4-2-CDO, [Q]C2-1-CDO, [Q]R4-1 / Regional Commercial, High Medium Residential

Project Description: (please use a separate page if necessary)

The Wilshire and Cloverdale Project (Project) would construct a 46-story tower with 419 residential units, including 47 units for Extremely Low-Income households, and 2,645 square feet of ground floor restaurant uses. The Project would retain four existing buildings designated as contributors to the Miracle Mile Historic District, containing 42,092 square feet of commercial uses and including Los Angeles Historic-Cultural Monument (HCM) No. 451; and remove existing surface parking and 6,137 square feet of rear additions to these buildings. At completion, the Project would result in a total floor area of 420,201 square feet, on an approximately 1.4-acre site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☒ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>7</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>4</u>
☒ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☒ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☒ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 30, 2026 Ending Date September 14, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Eyestone Environmental</u>	Applicant: <u>Onni Group</u>
Address: <u>2121 Rosecrans Avenue, Suite 3355</u>	Address: <u>315 W. 9th Street, Suite 801</u>
City/State/Zip: <u>El Segundo, CA 90245</u>	City/State/Zip: <u>Los Angeles, CA 90015</u>
Contact: <u>Stephanie Eyestone-Jones</u>	Phone: <u>(213) 629-2041</u>
Phone: <u>(424) 207-5333</u>	

Signature of Lead Agency Representative: Erin Strelch

Digitally signed by Erin Strelch
Date: 2026.07.28 12:59:56 -0700

Date: 7/28/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.