

**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 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 200 N. Spring Street, Los Angeles, CA 90012	COUNCIL DISTRICT 14-Jurado
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) Mack Site 2	CASE NOS. CPC-2018-2600-ZV-TDR-DD-SPR-MCUP; ENV-2018-2601-SCEA RELATED CASE NO. VTT-82109
PROJECT APPLICANT Kevin Lindquist, MREG 1105 Olive, LLC	
PROJECT DESCRIPTION AND LOCATION At its meeting of August 5, 2025, the Los Angeles City Council took the actions below in conjunction with the following Project: CPC-2018-2600-ZV-TDR-DD-SPR-MCUP permits the demolition of existing surface parking lot and the construction, use, and maintenance of a 51- story mixed use development comprised of 536 residential dwelling units and up to 4,178 square feet of ground floor commercial uses on a 36,120 square foot area lot pre-dedication and 35,734 square feet of lot area post-dedication. The Project would provide 581 automobile parking spaces for residential use in six subterranean levels and three above-grade levels. The building would have a maximum height of 603 feet, a floor area ratio of 9.13:1 (491,515 square feet), the removal of one street tree on Olive Street and replacement with six new London plane trees; the removal of two street trees on 11th Street and replacement with two Chinese flame trees; and would require the export of approximately 118,543 cubic yards of soil. (1) FOUND, pursuant to Public Resources Code (PRC) Section 21155.2(b), in consideration of the whole of the administrative record, that the SCEA No. ENV-2018-2601-SCEA, was considered and adopted by the City Council on December 11, 2024 (Council file No. 24-0976), adopted Findings pursuant to PRC Section 21155.2 (Transit Priority Project); and, adopted the Mitigation Monitoring and Reporting Program and related Environmental Findings prepared for the SCEA; (2) ADOPTED, the revised FINDINGS of the PLUM Committee, dated June 24, 2025, as the Findings of Council; (3) APPROVED, pursuant to Section 14.5.6 B of Chapter 1 of the Los Angeles Municipal Code (LAMC), a TFAR of up to 274,795 square feet of floor area from the Los Angeles Convention Center (Donor Site), located at 1201 South Figueroa Street, to the Project Site (Receiver Site), thereby permitting a maximum 9.13:1 Floor Area Ratio (FAR) in lieu of the otherwise permitted 6:1 FAR; the TFAR Transfer Payment in the amount of \$1,373,975, pursuant to Section 14.5.10 of Chapter 1 of the Los Angeles Municipal Code (LAMC), and Public Benefits Payment in the amount of \$11,462,471.39, pursuant to Sections 14.5.9 and 14.5.6B of Chapter 1 of the LAMC; for the demolition of existing surface parking lot and the construction, use, and maintenance of a 51-story mixed use development comprised of 536 residential dwelling units and up to 4,178 square feet of ground floor commercial uses on a 36,120 square foot lot area pre-dedication and 35,734 square feet of lot area post-dedication. The Project would provide 581 automobile parking spaces for residential use in six subterranean levels and three above-grade levels. The building would have a maximum height of 603 feet, a FAR of 9.13:1(491,515 square feet), the removal of one street tree on Olive Street and replacement with six new London plane trees; the removal of two street trees on 11th Street and replacement with two Chinese flame trees; and would require the export of approximately 118,543 cubic yards of soil; for the property located at 1105 – 1123 South Olive Street; subject to revised Conditions of Approval, as amended by the PLUM Committee on June 24, 2025, attached to the Council file; (4) INSTRUCTED the Chief Legislative Analyst to convene the Public Benefit Trust Fund Committee within six months of the receipt of the Public Benefits Payment by the Public Benefit Trust Fund, pursuant to Section 14.5.12 of Chapter 1 of the LAMC; (5) INSTRUCTED the Department of City Planning to prepare any revised Conditions of Approval and Findings to effectuate the following amendment as requested by Council District 14: A payment to the Council District 14 Public Benefits Trust Fund in the amount of \$5,731,235.70 (50 percent). The funds shall be to provide Public Benefits as defined by LAMC 14.5.9 A of the TFAR ordinance: affordable housing; public open space; historic preservation; recreational; cultural community and public facilities; job training and outreach programs; affordable child care; streetscape improvements; public arts programs; homelessness services programs; or public transportation improvements; (6)	

REQUESTED that the PLUM Committee continue to discuss the TFAR policy more broadly.

Incidental Case: Vesting Tentative Tract Map No. 82109 permits the merger and re-subdivision of five (5) lots into a 19-lot subdivision for the construction of a mixed-use development consisting of 536 residential condominium units and 4,178 square feet of ground floor commercial floor area; vacation of a portion of the airspace above an alley abutting the site to the northwest. The Project Site is located at 1105 -1123 South Olive Street, Los Angeles CA 90015.

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

CONTACT PERSON
Sophia Kim

STATE CLEARING HOUSE NUMBER
2024050399

TELEPHONE NUMBER
(213) 978-1208

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 final Environmental Impact Report with comments and responses and record of project approval may be examined at the Office of the City Clerk.*
- 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.

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT

- A Sustainable Communities Environmental Assessment **was** prepared for the project and may be examined at the Office of the City Clerk.*
- A Sustainable Communities Environmental Assessment **was not** prepared for the project.

SIGNATURE (Lead Agency)

Sophia Kim

TITLE

City Planner

DATE OF PREPARATION

August 5, 2025

SIGNATURE (Office of Planning and Research if applicable)

TITLE

DATE

DISTRIBUTION:

Part 1 - County Clerk

Part 2 - Administrative Record

Part 4 - Responsible State Agency (if applicable)

Part 5 - Office of Planning and Research (if applicable)