

**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) TCE Main (800 - 908 North Main Street, 1081 - 1087 North Vignes Street, and 124 - 128 East Augusta Street)	CASE NOS. VTT-84471 DIR-2024-2878-SPPC-VHCA; ENV-1994-58-EIR-ADD2	
PROJECT APPLICANT Cecilia NGO, Linc Housing Corporation		
PROJECT DESCRIPTION AND LOCATION <p>Vesting Tentative Tract Map No. 84471 permits the merger and re-subdivision of 19 parcels into two (2) ground lots and three (3) airspace lots for the demolition of existing improvements and the construction of a phased, two-building mixed use project consisting of one 2- and 4-story building ("West Phase") and one 7-story mixed-use building ("East Phase") and a maximum of 124 dwelling units, including 122 100% Affordable Residential Units for Lower Income Households and two (2) manager units; 40 residential parking spaces and up to a maximum of 175 commercial parking spaces; and a Haul Route for the export of up to 55,800 cubic yards of soil. The Project Site is located at 800 - 908 North Main Street, 1081 - 1087 North Vignes Street and 124 - 128 East Augusta Street.</p> <p>Case No. DIR-2024-2878-SPPC-VHCA is a Specific Plan Project Compliance review for the Alameda District Specific Plan to allow the demolition of existing improvements and the construction, use, and, maintenance of a phased, two building mixed use project consisting of a 2- and 4-story building ("West Phase") totaling 38,828 square feet with 0.46:1 FAR and a maximum height of 62 feet and 9 inches and a 7-story mixed-use building ("East Phase") totaling 154,665 square feet with 1.8:1 FAR with a maximum height of 90 feet and 1 inch including 122 100% Affordable Residential Units for Lower Income Households and two (2) manager units resulting in a total floor area of 193,493 square feet in the ADP-RIO zone.</p>		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY		
CONTACT PERSON Sophia Kim	STATE CLEARING HOUSE NUMBER 1994031006	TELEPHONE NUMBER (213) 978-1208
<p>This is to advise that on January 23, 2025 the Advisory Agency took the following actions for CASE NO. VTT-82109: (1) FOUND AND DETERMINED, that the project was assessed in the previously certified Environmental Impact Report No. ENV-1994-58-EIR, certified in 1996, and in the previously certified Addendum No. 1 under Case No. ENV-2017-2422-EIR, certified on July 2018; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the Addendum No. 2 under Case No. ENV-1994-58-EIR-ADD2 dated October 2024, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project; (2) Pursuant to Los Angeles Municipal Code (LAMC) Section 13B.7.3 of Chapter 1A, the Advisory Agency APPROVED Vesting Tentative Tract Map No. 84471 (map date-stamped November 5, 2024) located 800 - 908 N. Main Street and 1081 - 1087 N Vignes Street for the merger and re-subdivision of 19 parcels into two (2) ground lots and three (3) airspace lots for the demolition of existing improvements and the construction of a phased, two-building mixed use project consisting of one 2- and 4-story building ("West Phase") and one 7-story mixed-use building ("East Phase") and a maximum of 124 dwelling units, including 122 100% Affordable Residential Units for Lower Income Households and two (2) manager units; 40 residential parking spaces and up to a maximum of 175 commercial parking spaces; and a Haul Route for the export of up to 55,800 cubic yards of soil; (3) Pursuant to LAMC Section 13B.7.3.H (Modification of Entitlement) of Chapter 1A, the Advisory Agency APPROVED a Modification of Entitlement for Main Street-waiver of a variable width strip of land dedication to complete a 43-foot side half right-of-way in accordance with the Avenue II standards of Mobility Plan 2035 adjoining the subdivision on Ground Lot 2 and waiver of a 15-foot wide sidewalk and paving of newly dedicated area and improvements adjoining the subdivision on Ground Lot 2; (4) Pursuant to LAMC Section 13B.7.3.H (Modification of Entitlement) of Chapter 1A, the Advisory Agency DENIED a Modification of Entitlement for Vignes Street - waiver of a 5-foot wide sidewalk easement along Vignes Street; and (5) DENIED a Modification of Entitlement requesting a 20-foot radial merger at the intersection of Main Street and Vignes Street and the proposed roadway narrowing of Main Street.</p>		

This is to advise that on March 19, 2025 for Case No. DIR-2024-2878-SPPC-VHCA, the designee of the Director of Planning (1) **FOUND**, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-1994-58-EIR, certified on 1996, and in the previously certified Addendum No. 1 under Case No. ENV-2017-2422-EIR, certified on July 2018; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the Addendum No. 2 under Case No. ENV-1994-58-EIR-ADD2, dated October 2024, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the project; and (2) **APPROVED WITH CONDITIONS** a Specific Plan Project Compliance review for the Alameda District Specific Plan to allow the demolition of existing improvements and the construction, use, and, maintenance of a phased, two building mixed use project consisting of a 2- and 4-story building ("West Phase") totaling 38,828 square feet with 0.46:1 FAR and a maximum height of 62 feet and 9 inches and a 7-story mixed-use building ("East Phase") totaling 154,665 square feet with 1.8:1 FAR with a maximum height of 90 feet and 1 inch including 122 100% Affordable Residential Units for Lower Income Households and two (2) manager units resulting in a total floor area of 193,493 square feet in the ADP-RIO zone.

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 checked="" 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 Office of the City Clerk.* <input 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 Office of the City Clerk.* <input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.
SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT	<input type="checkbox"/> A Sustainable Communities Environmental Assessment was prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Sustainable Communities Environmental Assessment was not prepared for the project.

SIGNATURE (Lead Agency) <i>Sophia Kim</i>	TITLE City Planner	DATE OF PREPARATION April 4, 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)