

**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). Subject to Public Resources Code Section 21168.6.5, 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.

<b>LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State)</b> Los Angeles Department of City Planning 221 Figueroa Street Suite 1350 Los Angeles, CA 90012	<b>COUNCIL DISTRICT</b> 14
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<b>PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)</b> 8 <sup>th</sup> , Grand and Hope	<b>CASE NOS.</b> VTT-74876-CN-1A; ENV-2017-506-EIR CPC-2017-505-TDR-ZV-SPPA-DD-SPR; ZA 2021-7053-ZAI-1A
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**PROJECT DESCRIPTION AND LOCATION:** Project Site is located at 754 South Hope Street and 609 and 625 West 8th Street, Los Angeles, California 90017. Vesting Tentative Tract Map No. 74876-CN-1A for the merger and re-subdivision of three lots into one ground lot and nine airspace lots for residential and commercial condominium purposes, and above and below grade parking, as shown on map stamp-dated February 14, 2022 (Exhibit A), and a Haul Route for the export of approximately 89,750 cubic yards of soil. The Project includes the construction of a 50-story mixed-use development comprised of 580 residential dwelling units and up to 7,499 square feet of commercial space on a 34,679-square-foot site. The existing surface parking lot and four-story parking structure would be demolished for the Project. The total proposed building floor area would be 554,927 square feet with a maximum height of 592 feet and a floor area ratio of 9.25:1.

**NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY**  
MFA 8<sup>th</sup> Grand and Hope, LLC

<b>CONTACT PERSON</b> Polonia Majas, Planning Associate	<b>STATE CLEARING HOUSE NUMBER</b> 2019050010	<b>TELEPHONE NUMBER</b> (213) 847-3625
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On June 25, 2024, the City Council sustained the decision of the City Planning Commission dated September 26, 2023, approving Vesting Tentative Tract Map No. 74876-CN-1A, Draft Environmental Impact Report (EIR) No. ENV-2017-506-EIR, State Clearinghouse (SCH) No. 2019050010, the Final EIR dated January 2023, Statement of Overriding Considerations, Mitigation Monitoring Program, and Environmental findings; approval of 1) a Zone Variances to allow additional compact parking spaces; 2) relief from minimum parking stall widths; 3), relief from minimum drive aisle widths; 4) approving, a Specific Plan Project Permit Adjustment for deviation from the Ground Floor Treatment regulations of the Downtown Design Guide (DDG); 5) approving, a Specific Plan Project Permit Adjustment to allow a deviation from Section 5 of the DDG regulating building and balcony projections; 6) approving, a Director's Decision to allow a reduction in on site trees and allow for an in-lieu fee for 66 required on-site trees; and 7) approving, a Site Plan Review for a an increase of more than 50 dwelling units, for construction of the Project; and pursuant to Section 14.5.6 A of the LAMC, the City Council approved a Transfer of Floor Area Rights (TFAR) for the transfer of up to 346,853 square feet of floor area from the Los Angeles Convention Center (Donor Site), to the Project Site, thereby for a maximum 9.25:1 Floor Area Ratio (FAR).

The City Council's determination is final as of June 25, 2024. Pursuant to Section 21082.1(c) of the California Public Resources Code, on June 25, 2024, the City Council certified and adopted an Environmental Impact Report, statement of overriding considerations, findings, mitigation measures and Mitigation Monitoring Program under Case No. ENV-2017-506-EIR (SCH No. 2019050010) for the Project and made the following determinations:

<b>SIGNIFICANT EFFECT</b>	<input checked="" type="checkbox"/> Project <b>will</b> have a significant effect on the environment. <input type="checkbox"/> Project <b>will not</b> have a <b>significant</b> effect on the environment.
<b>MITIGATION MEASURES</b>	<input checked="" type="checkbox"/> Mitigation measures <b>were</b> made a condition of project approval. <input type="checkbox"/> Mitigation measures <b>were not</b> made a condition of project approval.
<b>MITIGATION REPORTING / MONITORING</b>	<input checked="" type="checkbox"/> A mitigation reporting or monitoring plan <b>was</b> adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan <b>was not</b> adopted for the project.
<b>OVERRIDING CONSIDERATION</b>	<input checked="" type="checkbox"/> Statement of Overriding Considerations <b>was</b> adopted. <input type="checkbox"/> Statement of Overriding Considerations <b>was not</b> adopted. <input type="checkbox"/> Statement of Overriding Considerations <b>was not</b> required.
<b>ENVIRONMENTAL IMPACT REPORT</b>	<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 <b>was not</b> prepared for the project.
<b>NEGATIVE DECLARATION</b>	<input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration <b>was</b> 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 <b>was not</b> prepared for the project.

<b>SIGNATURE (Lead Agency)</b> 	<b>TITLE:</b> City Planner	<b>DATE OF PREPARATION</b> 6/25/24
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<b>SIGNATURE (Office of Planning and Research if applicable)</b>	<b>TITLE</b>	<b>DATE</b>
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<b>DISTRIBUTION:</b> Part 1 - County Clerk Part 2 - City Clerk Part 3 - Agency Record Part 4 - Resp. State Agency (if any) Part 5 - Office of Planning and Research (if applicable)	<b>* OFFICE OF THE CITY CLERK</b> Room 395, City Hall 200 N. Spring Street Los Angeles, CA 90012
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I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as Jason Macey

 6/25/24  
Department Representative