

**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.		
<b>LEAD CITY AGENCY AND ADDRESS</b> ( <i>Bldg, Street, City, State</i> ) Los Angeles Department of City Planning 200 N. Spring Street, Los Angeles, CA 90012		<b>COUNCIL DISTRICT</b>  13
<b>PROJECT TITLE</b> ( <i>INCLUDING ITS COMMON NAME, IF ANY</i> ) 1000 Seward Project		<b>CASE NO.</b> ENV-2020-1239-EIR and CPC-2020-1237-GPA-VZC-HD-MCUP-SPR
<b>PROJECT DESCRIPTION AND LOCATION</b> Demolition of a 2,551 square foot restaurant, 8,442 square foot production studio, surface parking lot and one non-protected on-site tree, and for the construction, use and maintenance of a nine story, 150,458 square foot office building on a 34,152 square-foot (0.78-acre) site in the MR1-1 and R3-1 Zones with a floor area ratio of 4.4:1. The Project includes 136,842 square feet of office uses, 11,152 square feet of restaurant uses (of which 6,100 square feet may be used for an entertainment use on the roof level) including an on-site exterior dining area, and 2,464 square feet of ground floor retail uses. The proposed uses would be located within a single nine-story building (with an additional rooftop level for mechanical equipment and an outdoor tenant terrace) with a maximum height of 155 feet. The Project would provide 310 vehicular parking spaces and 58 bicycle parking spaces (36 long-term and 22 short-term) within four subterranean parking levels, one at-grade level, and one fully enclosed and mechanically ventilated mezzanine parking level. Additionally, the Project is providing 33,100 square feet of nonrequired open space and 26 new trees. The Project will export approximately 54,111 cubic yards of material.		
<b>NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY:</b> <b>Applicant:</b> 1000 Seward, LLC; <b>Representative:</b> Edgar Khalatian, Mayer Brown,LLP		
<b>CONTACT PERSON</b> James Harris	<b>STATE CLEARING HOUSE NUMBER</b> 2020120239	<b>TELEPHONE NUMBER</b> 213 978 1241
This is to advise that on July 13, 2023, the Los Angeles City Planning Commission took the following actions: (1) Found, based on their independent judgment, and after consideration of the whole of the administrative record, the project was assessed in the 1000 Seward Project Environmental Impact Report No. ENV-2020-1239-EIR, SCH 2020120239 certified on July 13, 2023; and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project; (2) Recommended that the Mayor and City Council adopt a General Plan Amendment land use from Medium Residential to Limited Manufacturing, a Zone Change and Height District Change from MR101, and R3-1 to (T)(Q)M1-2D; (3) Approved a Main Conditional Use for the sale and dispensing of a full-line of alcoholic beverages for on-site and off-site consumption for 2 restaurants part of which may be used for entertainment use; (4) Approved a Site Plan Review for a development that results in an increase of 50,000 sf or more of non-residential floor area; (5) Adopted the conditions of approval; and (8) Adopted the findings, for the Project located at 1000 Seward Street (1000 Seward Project).		
<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 significant 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 <b>was</b> prepared and certified and findings <b>were</b> 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> July 13, 2023
<b>SIGNATURE (Office of Planning and Research if applicable)</b>	<b>TITLE</b>	<b>DATE</b>

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)