



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

March 28, 2024

Puede obtener información en Español acerca de este documento llamando al (213) 847-3686.

ENVIRONMENTAL CASE NO.:	ENV-2021-9959-EIR
STATE CLEARINGHOUSE NO.:	2022120319
PROJECT NAME:	The Bloc
PROJECT APPLICANT:	NREA-TRC 700, LLC
PROJECT ADDRESS:	700 South Flower Street, 700 West 7th Street, 711 South Hope Street Los Angeles, California 90017
COMMUNITY PLAN AREA:	Central City
COUNCIL DISTRICT:	14 - de León
PUBLIC COMMENT PERIOD:	March 28, 2024 - May 13, 2024

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for The Bloc (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION:

The Project would develop 466 residential units within a new high-rise tower (Residential Tower) on the southern half of the Project Site (Development Area), in conjunction with the enclosure of the rooftop parking level of the existing nine-story podium building and addition of two levels of parking, increasing the podium to 12 stories. The 53-story high-rise tower would be located within and above the expanded parking podium (Residential Tower). The existing hotel, office, and commercial uses on the Project Site would be retained, with the exception of some existing parking uses and 24,342 square feet of existing commercial floor area in the podium building that would be converted to residential uses, including a new residential lobby. Residential uses would comprise a total of 495,016 square feet of floor area, consisting of the conversion of the 24,342 square feet of existing commercial floor area and the addition of 470,674 square feet in the Residential Tower. The basement levels below the podium building would be retained. Upon completion of the Project, the Project Site would include a total of 1,894,988 square feet of floor area on a 186,674-square-foot (4.2-acre) site. A Sign District would be implemented to allow for a comprehensive signage program and would include digital displays, digital kiosks, and off-site advertising.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, implementation of the Project would result in significant and unavoidable impacts regarding on-site noise sources during construction, off-site noise sources during construction (utilities/staging), and off-site vibration with respect to human annoyance during construction. Cumulative impacts regarding on-site noise during construction, off-site noise during construction (haul trucks), and off-site vibration with respect to human annoyance during construction would also be significant and unavoidable.

FILE REVIEW AND COMMENTS:

The Draft EIR and the documents referenced in the Draft EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. Please contact the Staff Planner listed below to schedule an appointment.

The Draft EIR is available online at the Department of City Planning’s website at [Planning4la.org/development-services/eir](https://planning4la.org/development-services/eir), and copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Little Tokyo Branch Library, 203 South Los Angeles Street, Los Angeles, CA 90012
- 3) Chinatown Branch Library, 639 North Hill Street, Los Angeles, CA 90012

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **Monday, May 13, 2024, no later than 4:00 P.M.**

Please direct your comments to:

Mail: Tamar Gharibian
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

E-mail: tamar.gharibian@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



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