



## The Bloc

Environmental Case: ENV-2021-9959-EIR  
State Clearinghouse No. 2022120319

**Project Location:** 700 South Flower Street, 700 West 7th Street, 711 South Hope Street, Los Angeles, California 90017

**Community Plan Area:** Central City

**Council District:** 14—Jurado

**Project Description:** The The Project Site is currently developed with The Bloc, a mixed-use development comprised of a 26-story hotel and a 33-story office building on the northern portion of the site, and a nine-story podium building containing commercial uses, six levels of above-ground parking, and two levels of subterranean parking on the southern portion of the site. The Project proposes the development of a residential tower with up to 466 units, enclosure of the existing rooftop parking level, and the addition of two above-ground parking levels above the existing nine-story podium building. All existing uses would remain, excluding 24,342 square feet of theater and retail uses (located in the podium building) which would be demolished to accommodate the new residential tower. Once constructed, the Project and existing uses would total 1,894,988 square feet of floor area on a 4.3-acre site, resulting in a Floor Area Ratio (FAR) of 10.2:1, and have a maximum height of 710 feet, or 53 stories. In addition, a Sign District would be established that includes digital displays and off-site signage.

**PREPARED FOR:**

The City of Los Angeles  
Department of City Planning

**PREPARED BY:**

Eyestone Environmental, LLC

**APPLICANT:**

NREA-TRC 700, LLC

# Table of Contents

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	<u>Page</u>
<b>I. INTRODUCTION .....</b>	<b>I-1</b>
<b>II. RESPONSES TO COMMENTS.....</b>	<b>II-1</b>
A. Introduction.....	II-1
B. Matrix of Comments Received on the Draft EIR.....	II-2
C. Comment Letters.....	II-4
<b>III. REVISIONS, CLARIFICATIONS, AND CORRECTIONS TO THE DRAFT     EIR.....</b>	<b>III-1</b>
<b>IV. MITIGATION MONITORING PROGRAM .....</b>	<b>IV-1</b>

**Appendices**

**Appendix FEIR-1 Draft EIR Comment Letters**

# List of Tables

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<u>Table</u>	<u>Page</u>
II-1 Matrix of Comments Received on the Draft EIR .....	II-2