

**CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF
DETERMINATION**

(California Environmental Quality Act Guidelines Section 15094)

<p>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.</p>		
<p>LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) Los Angeles Department of City Planning 200 N. Spring Street, Los Angeles, CA 90012</p>		<p>COUNCIL DISTRICT 14-Jurado</p>
<p>PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) DTLA South Park Properties Sites 2 and 3 Project</p>		<p>CASE NOS. VTT-82109; ENV-2018-2601-SCEA RELATED CASE NO. CPC-2018-2600-ZV-TDR-DD-SPR-MCUP</p>
<p>PROJECT APPLICANT Kevin Lindquist, MREG 1105 Olive, LLC</p>		
<p>PROJECT DESCRIPTION AND LOCATION Vesting Tentative Tract Map No. 82109 permits the merger and re-subdivision of five (5) lots into a 19-lot subdivision for the construction of a mixed-use development consisting of 536 residential condominium units and 4,178 square feet of ground floor commercial floor area; vacation of a portion of the airspace above an alley abutting the site to the northwest. The Project Site is located at 1105 -1123 South Olive Street, Los Angeles CA 90015. CPC-2018-2600-ZV-TDR-DD-SPR-MCUP: Incidental request for a Zone Variance to permit reduced parking stall size of 8 feet, 6 inches by 16 feet, and reduced drive aisle width of a minimum 25 feet, 1 inch, 4; a Transfer of Floor Area Rights of from the Los Angeles Convention Center (Donor Site) for the transfer of 274,795 square feet of floor area to the Site 2 (Receiver Site) permitting a maximum FAR of 9.13:1; a Director's Decision to provide 115 trees on-site in lieu of 134 trees as otherwise required; a Site Plan Review for a development project which creates, or results in an increase of, 50 or more dwelling units; and a Main Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages at a maximum of four establishments, including two (2) on-site sales and consumption and two (2) off-site sales.</p>		
<p>NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY</p>		
<p>CONTACT PERSON Sophia Kim</p>	<p>STATE CLEARING HOUSE NUMBER 2024050399</p>	<p>TELEPHONE NUMBER (213) 978-1208</p>
<p>This is to advise that on December 11, 2024 the Advisory Agency took the following actions: (1) FOUND AND DETERMINED, pursuant to Public Resources Code (PRC) Section 21155.2, after consideration of the whole of the administrative record, including the Senate Bill 375 Sustainable Communities Environmental Assessment dated May 2024, Mitigation Monitoring and Reporting Program under Case No. ENV-2018-2601-SCEA (collectively known as the SCEA), and all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; found that the City Council held a hearing on and adopted the SCEA on December 11, 2024 pursuant to PRC Section 21155.2(b)(6); found the Project is a "transit priority project" as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior Environmental Impact Reports (EIR), including Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (Connect SoCal) Program EIR SCH No. 2019011061 and Addendum; found all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; found with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; found the SCEA reflects the independent judgment and analysis of the City; found the mitigation measures have been made enforceable conditions on the project; and adopted the SCEA; (2) APPROVED Vesting Tentative Tract Map No. VTT-82109 to permit the merger and re-subdivision of five (5) lots into a 19-lot subdivision for the construction of a mixed-use development consisting of 536 residential condominium units and 10 commercial condominium units; denial of vacation of a portion of the airspace above an alley abutting the site to the northwest; and permit a haul route to export 118,543 cubic yards of soil from the project site located at 1105 -1123 South Olive Street, as shown on map stamp-dated July 28, 2021.</p>		

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 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 checked="" 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 checked="" type="checkbox"/> A Sustainable Communities Environmental Assessment was prepared for the project and may be examined at the Office of the City Clerk.* <input type="checkbox"/> A Sustainable Communities Environmental Assessment was not prepared for the project.	
SIGNATURE (Lead Agency)	TITLE	DATE OF PREPARATION
<i>Vanessa Soto</i>	Senior City Planner	December 24, 2024
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)		