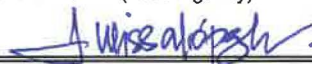


**CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF
DETERMINATION**

(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 LCI if the project requires discretionary approval from a state agency. (State LCI, 1400 Tenth St, Rm 113 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.		
LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) Los Angeles Department of City Planning 200 N. Spring Street, Los Angeles, CA 90012	COUNCIL DISTRICT 11	
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) Amherst Apartments	CASE NO. DIR-2024-179-TOC-VHCA ENV-2024-180-PEIR ENV-2013-622-EIR	
PROJECT APPLICANT 2328 Amherst Ave, LLC		
PROJECT DESCRIPTION AND LOCATION The project includes the construction of an eight-story residential building with 114 dwelling units, including 13 units reserved for Extremely Low-Income Households. The proposed building will be 83-feet-tall with 106,020 square-feet of Floor Area and a Floor Area Ratio (FAR) of 4.65:1. The proposed building will include two levels of subterranean and one level of at-grade parking, with 113 vehicular parking spaces. The project site is located in the West Los Angeles Community Plan area at 2318, 2322, 2328 and 2332 South Amherst Avenue. The subject site is comprised of four (4) flat, rectangular-shaped lots with a total area of approximately 25,014 square feet, or approximately 0.57 acres in the RAS4-1VL Zone. The project lots have a cumulative street frontage of 200-feet along the east of Amherst Avenue, and a lot depth of approximately 125-feet.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY Peter Hillakas		
CONTACT PERSON Julissa Lopez-Hodoyan, City Planning	STATE CLEARING HOUSE NUMBER 2013031038	TELEPHONE NUMBER (213) 978-1172
This is to advise that on March 25, 2025, the City of Los Angeles has approved the above-described project and has made the following determinations, pursuant to the Los Angeles Municipal Code ("LAMC") Section 12.22 A.31:		
<ol style="list-style-type: none"> 1) Found, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project. 2) Approved the following project consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 4, to permit a project consisting of 114 residential units by reserving 13 dwelling units, equal to 11 percent of the total units, for Extremely Low-Income Household Occupancy for a period of 55 years, with Base Incentives permitted pursuant to LAMC 12.22 A.31, and the following Additional incentives: <ol style="list-style-type: none"> a) Height: An up to 33-foot increase in the height requirement, allowing up to 83 feet in height in lieu of the maximum allowed 50 feet in the RAS4-1VL Zone; b) Open Space: An up to 25 percent decrease in the required open space, allowing a minimum of 9,244 square feet of open space in lieu of the required 12,325 square feet otherwise required per LAMC Section 12.21.G. 		
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 checked="" type="checkbox"/> Statement of Overriding Considerations was not adopted. <input checked="" type="checkbox"/> Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	<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 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 type="checkbox"/> A Sustainable Communities Environmental Assessment was prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Sustainable Communities Environmental Assessment was not prepared for the project.	
SIGNATURE (Lead Agency) 	TITLE Planning Assistant	DATE OF PREPARATION April 16, 2025
SIGNATURE (Office of Land Use and Climate Innovation if applicable)	TITLE	DATE
DISTRIBUTION: Part 1 - County Clerk Part 2 - Administrative Record Part 4 - Responsible State Agency (if applicable) Part 5 - Office of Land Use and Climate Innovation (if applicable)		

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 Planning Assistant
Julissa Lopez
Department Representative

DIR-2024-179-TOC-VHCA