


**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.		
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 14 – de Leon	
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) 4 th and Hewitt Project	CASE NO. ENV-2017-470-EIR and CPC-2017-469-GPA-VZC-HD-MCUP-SPR	
PROJECT APPLICANT Dilip Bhavani and Surjit Soni, LIG – 900, 910 and 926 East 4 th Street, 405-411 South Hewitt Street, LLC		
PROJECT DESCRIPTION AND LOCATION The construction of an 18-story office building (Office Building) comprised of 8,149 square feet of ground floor restaurant space, 308,527 square feet of office, 16,294 square feet of covered exterior employee common areas and a 3,500 square-foot ground floor courtyard accessible from Colyton Street and Hewitt Street. The Project would total 340,770 square feet of floor area, comprised of an existing 7,800 square-foot building (the bow-truss building) and the new 332,970 square-foot Office Building, on a 1.3-acre lot, for a Floor Area Ratio of 6:1, and a building height of 292 feet to the top of the parapet. Vehicle parking would be provided within three subterranean levels and four levels of above grade parking. Existing on-site improvements consisting of an office building, two storage/garage buildings, and surface parking lots would be demolished to allow for construction of the Project. The Project Site is located at 900-926 East 4 th Street; 406-414 South Colyton Street; 405-423 South Hewitt Street.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY		
CONTACT PERSON Bob Babajian	STATE CLEARING HOUSE NUMBER 2017091054	TELEPHONE NUMBER (213) 978-1305
This is to advise that on January 4, 2024 the Los Angeles City Planning Commission took the following actions: (1) Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified 4 th and Hewitt Project EIR No. ENV-2017-470-EIR, SCH No. 2017091054, certified on January 4, 2024; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project; (2) Approved a Main Conditional Use Permit for the sale and/or dispensing of a full-line of alcoholic beverages for up to six establishments; (3) Approved a Site Plan Review for a project resulting in an increase of more than 50,000 gross square feet of non-residential floor area; (4) Adopted the Conditions of Approval dated January 4, 2024; and (5) Adopted the necessary Findings for Project approvals and CEQA Guidelines Section 15091.		
SIGNIFICANT EFFECT	<input checked="" type="checkbox"/> Project will have a significant effect on the environment. <input 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 checked="" type="checkbox"/> Statement of Overriding Considerations was adopted. <input type="checkbox"/> Statement of Overriding Considerations was not adopted. <input 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 January 29, 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)		

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 _____



Department Representative