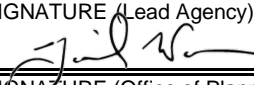


# NOTICE OF DETERMINATION

(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  5, 13	
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)  Melrose and Seward Project	CASE NO.  CPC-2021-2908-ZC-HD-ZAD-WDI-SPR; ENV-2021-2909-MND	
PROJECT APPLICANT  Melrose Avenue Owner, LLC		
PROJECT DESCRIPTION AND LOCATION  Location: 6101 – 6117 West Melrose Avenue, 713 – 735 North Seward Street  Project Description: The Project Site is located along the intersection of West Melrose Avenue and North Seward Street and consists of six lots (Lots 18-23) containing a total area of 45,136 square feet (1.04 acres) and is located within the Hollywood Community Plan Area of the City of Los Angeles. The Project Site is currently designated for Commercial Manufacturing land uses and is zoned C4-1XL and CM-1VL. The Project proposes the demolition of an existing, one-story commercial building and surface parking lot on Lots 21-23 of the Project Site, and the construction, use, and maintenance of a new four-story commercial-retail building with a floor area of 61,500 square feet and a building height of 58 feet and 3 inches (58 feet to the parapet). The northern three lots (Lots 18-20) are developed with two, two-story commercial-office buildings and will remain on the project site. The Project will consist of 61,000 square feet of creative office space and 500 square feet of retail space. With the addition of the existing floor area that will remain on Lots 18-20, the Project will have a Floor Area Ratio (FAR) of 1.74 to 1. The Project will provide a total of 151 automobile parking spaces located within ground floor and two subterranean levels. In addition, the Project will provide a total of 24 bicycle parking spaces. Discretionary entitlements, reviews, permits and approvals required to implement the Project will include, but are not necessarily limited to, the following: 1. Zone Change and Height District Change: A Zone Change from C4-1XL and CM-1VL to (T)(Q)CM-2D for Lots 21-23 of the Project Site; 2. Waiver of Dedication and/or Improvement: A Waiver of Dedication and/or Improvement to waive a three-foot dedication along West Melrose Avenue, a five-foot dedication along North Seward Street, and a three-foot street widening along North Seward Street; 3. Site Plan Review: A Site Plan Review for a development project which creates, or results in an increase of 50,000 square feet or more of nonresidential floor area.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY Melrose Avenue Owner, LLC		
CONTACT PERSON David Woon	STATE CLEARING HOUSE NUMBER 2022030483	TELEPHONE NUMBER (213) 978-1368
This is to advise that on <b>December 13, 2022</b> , the City of Los Angeles has approved the above described project and has made the following determinations:		
<b>SIGNIFICANT EFFECT</b>	<input type="checkbox"/> Project <b>will</b> have a significant effect on the environment. <input checked="" type="checkbox"/> Project <b>will not</b> have a significant effect on the environment.	
<b>MITIGATION MEASURES</b>	<input checked="" type="checkbox"/> Mitigation measures <b>were</b> made a condition of project approval. <input type="checkbox"/> Mitigation measures <b>were not</b> made a condition of project approval.	
<b>MITIGATION REPORTING / MONITORING</b>	<input checked="" type="checkbox"/> A mitigation reporting or monitoring plan <b>was</b> adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan <b>was not</b> adopted for the project.	
<b>OVERRIDING CONSIDERATION</b>	<input type="checkbox"/> Statement of Overriding Considerations <b>was</b> adopted. <input type="checkbox"/> Statement of Overriding Considerations <b>was not</b> adopted. <input checked="" type="checkbox"/> Statement of Overriding Considerations <b>was not</b> required.	

<b>ENVIRONMENTAL IMPACT REPORT</b>	<input type="checkbox"/> An Environmental Impact Report <b>was</b> prepared and certified and findings <b>were</b> 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 <b>was not</b> prepared for the project.	
<b>NEGATIVE DECLARATION</b>	<input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration <b>was</b> prepared for the project and may be examined at the Office of the City Clerk.* <input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration <b>was not</b> prepared for the project.	
SIGNATURE (Lead Agency) 	TITLE Planning Assistant	DATE OF PREPARATION December 15, 2022
SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE
DISTRIBUTION: Part 1 - County Clerk Part 2 - City Clerk Part 3 - Agency Record Part 4 - Resp. State Agency (if any) Part 5 - Office of Planning and Research (if applicable)	* <b>OFFICE OF THE CITY CLERK</b> Room 395, City Hall 200 N. Spring Street Los Angeles, CA 90012	