

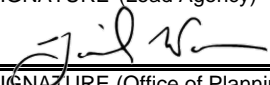
**CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF
DETERMINATION**

(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 5	
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) 5001 Wilshire Project	CASE Nos.. DIR-2021-3326-TOC-SPR-VHCA; DIR-2021-3324-CLQ; VTT-83358-CN CEQA CASE NO. ENV-2021-3327-SCEA	
PROJECT APPLICANT Wilshire Springs, LLC 13116 Imperial Highway Santa Fe Springs, CA 90670		
PROJECT DESCRIPTION AND LOCATION Location: 5001 Wilshire Boulevard, 671 – 677 South Highland Avenue, and 668 South Citrus Avenue, Los Angeles, California 90036 Project Description: 5001 Wilshire Project (the "Project") encompasses a Project area of 73,397 square feet (1.68 acres) within four lots, inclusive of the requested merger of Carling Way (the "Project Site"). Pacific Springs, LLC (the "Applicant") proposes the demolition of the existing two-story commercial building and surface parking lots to develop an eight-story mixed-use building with 242 residential units and 10,900 square feet of commercial space fronting Wilshire Boulevard. The Project will encompass a total floor area of 260,000 square feet resulting in a Floor Area Ratio (FAR) of 3.54:1, and will have a maximum building height of 105 feet. In addition, the northern lots of the Project Site and Carling Way (which we be merged into the Project Site) will be redeveloped into a 16,822 square-foot greenbelt that will be utilized as a publicly-accessible common open space. In total, the Project will provide 26,350 square feet of open space which includes the greenbelt, a courtyard, roof deck, private balconies, and amenity rooms. The Project would provide 323 parking spaces, with 293 residential parking spaces located within two subterranean levels and one above-grade level, as well as 30 commercial parking spaces located on the ground floor. Vehicle access would be provided via two two-way driveways on South Citrus Avenue. In addition, the Project would provide 164 bicycle spaces with 21 short term spaces located along the perimeter of the Project Site and within the commercial parking garage, and 136 long term residential spaces and 7 long term commercial spaces located within separate enclosed bicycle storage areas on the ground level.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY Applicant/Owner: Wilshire Springs, LLC		
CONTACT PERSON David Woon	STATE CLEARING HOUSE NUMBER 2022040267	TELEPHONE NUMBER (213)978-1368
This is to advise that on December 20, 2022 , the City of Los Angeles has approved the above described project and has made the following determinations:		
<ol style="list-style-type: none"> 1) Find, pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2021-3327-SCEA ("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 September 16, 2022 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 EIR(s), including SCAG 2020-2045 RTP/SCS EIR Schedule No. 20199011061; 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, Errata to the SCEA dated August 2022, and the Mitigation Monitoring and Reporting Program, prepared for the SCEA. 2) Approve Vesting Tentative Tract Map No. 83358-CN, for the vacation and merging of West Carling Way with four lots, and the 		

subdivision of the site into two ground lots (Lot 1 and Lot 2) for 10,900 square feet of ground floor commercial space, 242 residential condominiums, and the following; a) a yard designation to allow Lots 1 and 2 to be designated as through lots with front yards on South Citrus Avenue and South Highland Avenue; and b) a haul route approval in the Wilshire Community Plan.

- 3) Approve the requested Clarification of a Q Condition pursuant to Ordinance No. 174,483 (Case No. CPC-1997-0051-CPU) to allow privately-maintained, publicly-accessible open space area in Subarea 944 which limits the use of the property to parking lots or residential development at the R1 Zone density;
- 4) Approve a Transit Oriented Communities Affordable Housing Incentive Program for a Tier 3 project with a total of 242 units, including 25 dwelling units reserved for Extremely Low Income Household occupancy for three Base Incentives (increase in Density and Floor Area Ratio, reduction in Parking) and two Additional Incentives (averaging of FAR, Density, Open Space, Parking, and Vehicular Access, utilization of Tier 3 Transitional Height requirements); and
- 5) Approve the Site Plan Review for a development that results in an increase of more than 50 dwelling units.

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 Planning Assistant	DATE OF PREPARATION 12/23/2022
SIGNATURE (Office of Planning and Research if applicable)		
	TITLE	DATE
DISTRIBUTION:		
Part 1 - County Clerk	* LOS ANGELES DEPARTMENT OF CITY PLANNING	
Part 2 - Administrative Record	200 N. Spring Street, Room 763	
Part 4 - Responsible State Agency (if applicable)	Los Angeles, CA 90012	
Part 5 - Office of Planning and Research (if applicable)		