


NOTICE OF DETERMINATION

(California Environmental Quality Act Guidelines Section 15094)

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| 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 11 | |
| PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) Dinah's Project | CASE NO. CPC-2021-4937-CU-DB-SPR-WDI-HCA; ENV-2021-4938-SCEA | |
| PROJECT APPLICANT FRH Realty, LLC | | |
| PROJECT DESCRIPTION AND LOCATION The Project Site is currently improved with a single-story, multi-tenant commercial plaza and a single-story, multi-tenant industrial/mixed-use building, an approximately 7,760-square-foot diner (Dinah's Family Restaurant), a small locksmith shop, and associated surface parking. With the exception of the existing Dinah's Family Restaurant building on the Project Site (that would be preserved and renovated in place) and some existing signage, the Project includes demolition and removal of all existing structures from the Project Site and development of the site with an eight-story, 362-unit multi-family residential building, with approximately 3,700 square feet of ground-floor restaurant space fronting Sepulveda Boulevard. Of the 362 proposed units, 41 would be restricted to Very Low Income households. The proposed new building would total approximately 365,623 square feet, which along with the existing Dinah's Family Restaurant, would result in a floor area ratio (FAR) of 3.85:1, and would reach 96 feet and 4 inches in height as measured to the top of the elevator structure. The Project would retain the majority of the Dinah's Family Restaurant building, including its character-defining features and materials. The Project would require the export of approximately 30,000 cubic yards of soil. The Project Applicant is requesting the following entitlements: 1) Conditional Use (CU) pursuant to Section 12.24 U.26 of the LAMC for a Density Bonus of 50 percent; 2) Density Bonus (DB) pursuant to Section 12.22 A.25 of the LAMC for a Density Bonus project with three Off-Menu Incentives: a. FAR increase from 1.5:1 to 3.85:1; b. Open Space reduction of 26 percent; and c. Reduction of Space between Buildings from 32 feet to 0 feet; 3. Site Plan Review (SPR) pursuant to Section 16.05 of the LAMC for a project that results in the creation of greater than 50 net new residential dwelling units; 4) Waiver of Dedication and Improvement (WDI) pursuant to Section 12.37 I.3 of the LAMC to waive the 18-foot dedication requirement and the 8-foot roadway widening improvement requirement along Sepulveda Boulevard, as well as the 1-foot roadway widening improvement requirement along Arizona Avenue; and 5) Sustainable Communities Environmental Assessment (SCEA), pursuant to California Public Resources Code Sections 21155 and 21155.2 as the environmental clearance for the Project. | | |
| NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY Jonathan Lonner, Burns & Bouchard | | |
| CONTACT PERSON More Song | STATE CLEARING HOUSE NUMBER 2022040433 | TELEPHONE NUMBER (213) 978-1319 |
| This is to advise that on December 14, 2022 , the City of Los Angeles has approved the above described project and has made the following determinations: | | |
| 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. | |

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| 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 / SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA) | <input type="checkbox"/> A Negative Declaration, Mitigated Negative Declaration, or Sustainable Communities Environmental Assessment (SCEA) was prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Negative Declaration, Mitigated Negative Declaration, or Sustainable Communities Environmental Assessment (SCEA) was not prepared for the project. | |
| SIGNATURE (Lead Agency)  | TITLE City Planner | 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) | * OFFICE OF THE CITY CLERK Room 395, City Hall 200 N. Spring Street Los Angeles, CA 90012 | |