


# 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  13	
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)  1149 Las Palmas Office Project	CASE NOS.  ZA-2021-10479-CU-SPR; ENV-2021-10480-MND	
PROJECT APPLICANT  Las Palmas Avenue Owner, LLC		
PROJECT DESCRIPTION AND LOCATION  The proposed project would demolish an existing 45,000-square foot surface parking lot and construct a three (3)-story, 45 feet in height, 80,987-square foot office building with three (3) levels of subterranean parking on the portion of the site located between McCadden Place and Las Palmas Avenue. The project would also renovate the existing 5,498-square foot building on-site, construct an approximately 695-square foot retail and office addition at the ground level, and change this building's use from manufacturing to office and retail space. It would also retain the four (4) existing buildings located on the easterly side of Las Palmas Avenue and include minor interior renovations of these buildings. The project proposes a total of 213 vehicular parking spaces and 26 bicycle parking spaces. In total, the proposed project would provide 81,682 square feet of new development with 41,728 square feet of existing floor area to remain, for a total of 123,410 square feet and a Floor Area Ratio of approximately 1.38:1. The project also proposes to cut and export 51,800 cubic yards of soil from the site. The project proposes the removal and replacement of one (1) Street Tree at a 2:1 ratio and the removal of one (1) non-protected tree on-site. The project proposes a total of 13 new trees. It is located at 1128-1146 North Las Palmas Avenue, 1139-1155 North Las Palmas Avenue, and 1138-11850 North McCadden Place.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY		
CONTACT PERSON Dylan Lawrence	STATE CLEARING HOUSE NUMBER <span style="color: red;">2023050737</span>	TELEPHONE NUMBER (213) 978-1182
This is to advise that on <b>July 31, 2023</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 City Planning Associate	DATE OF PREPARATION July 31, 2023
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	