

**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, Room 763 Los Angeles, CA 90012		COUNCIL DISTRICT  11 – Park
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)  4112 Del Rey	CASE NO.  DIR-2022-9016-DB-SPR-VHCA-1A; ENV-2022-9017-SCEA	
PROJECT DESCRIPTION AND LOCATION The Project site is located at 4112 – 4136 South Del Rey Avenue. The Project proposes the demolition of all existing structures for the construction of a new six-story, 66-foot-high residential building with 210 units including 18 units reserved for Extremely Low-Income Households. The proposed building will be approximately 253,974 square feet with a Floor Area Ratio (FAR) of 2.06:1. The Project proposes to provide 282 automobile parking spaces in a five-level parking structure in the center of the Project site. The Project will also provide a minimum of 128 long-term bicycle parking spaces and 14 short-term bicycle parking spaces with 33,793 square feet of open space.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY MDR Investors, LLC		
CONTACT PERSON Michelle Carter	STATE CLEARING HOUSE NUMBER 2023070576	TELEPHONE NUMBER (213) 978-1262
This is to advise that on <b>May 23, 2024</b> , the City of Los Angeles City Planning Commission denied the appeal in part and granted the appeal in part and approved the above-described project and Density Bonus Compliance Review for density bonus incentives. Pursuant to Public Resources Code Section 21155.2(b) (SB375), after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2022-9017-SCEA (“SCEA”), and all comments received, and after imposition of all mitigation measures, the City Planning Commission determined 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 <b>November 7, 2023</b> and adopted the SCEA on <b>December 5, 2023</b> pursuant to PRC Section 21155.2(b)(6).		
SIGNIFICANT EFFECT	<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.	
MITIGATION MEASURES	<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.	
MITIGATION REPORTING / MONITORING	<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.	
OVERRIDING CONSIDERATION	<input type="checkbox"/> Statement of Overriding Considerations <b>was</b> previously 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.	
ENVIRONMENTAL IMPACT REPORT	<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, the Addendum, 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.	
NEGATIVE DECLARATION	<input checked="" type="checkbox"/> A Sustainable Communities Environmental Assessment was prepared for the project, pursuant to Public Resource Code 21155.2, and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration <b>was not</b> prepared for the project.	
SIGNATURE (Lead Agency) 	TITLE City Planner	DATE OF PREPARATION July 17, 2024
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