

**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  11	
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)  17346 West Sunset Boulevard	CASE NOS.  CPC-2018-504-DB-DRB-SPP-CDP-MEL-1A	
PROJECT APPLICANT  Michael Aminpour, California Food Managers, LLC		
PROJECT DESCRIPTION AND LOCATION  <u>Location:</u> 17346 West Sunset Boulevard  <u>Project:</u> The demolition of an existing vacant commercial structure (fast food restaurant) and the construction of a 5-story, 60-foot 9-inch tall, 32,225 square-foot, mixed-use building comprised of 39 dwelling units (4 units restricted to Very Low Income Households) and 2,900 square feet of ground floor commercial uses. The Project will include 49 parking spaces located in one subterranean level, at grade, and in one above-grade parking level. The Project includes the construction of one new retaining wall, 11,500 cubic yards of grading, and a haul route for the export of 10,700 cubic yards of earth.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY		
CONTACT PERSON Juliet Oh	STATE CLEARING HOUSE NUMBER	TELEPHONE NUMBER (213) 978-1186
This is to advise that on October 24, 2023, the City of Los Angeles received notice from the California Coastal Commission ("CCC") of the CCC's action to find No Substantial Issue with the City's Coastal Development Permit ("CDP"), upholding the Los Angeles City Council's approval of the above-described project and following determinations:		
<ol style="list-style-type: none"> <li>1. Found pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2018-505-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;</li> <li>2. Denied the appeals and sustained the Planning Director's Determination dated September 15, 2020, which:</li> <li>3. Approved, pursuant to LAMC Section 12.22 A.25(g)(3), a Density Bonus/Affordable Housing Incentive Program Review for a housing development project comprised of 39 dwelling units, of which 4 units will be set aside for Very Low Income Households, requesting the following Incentives:                         <ol style="list-style-type: none"> <li>a. An Off-Menu Incentive to permit a building height of 60 feet 9 inches and five-stories in lieu of 30 feet and two stories as otherwise permitted in the Pacific Palisades Commercial Village and Neighborhoods Specific Plan.</li> <li>b. An Off-Menu Incentive to permit a floor area ratio (FAR) of 2.15:1 in lieu of an FAR of 1:1 as otherwise permitted in Pacific Palisades Commercial Village and Neighborhoods Specific Plan.</li> </ol> </li> <li>4. Approved, pursuant to LAMC Section 16.50 E, a Design Review Determination for a Project located within Neighborhood Area B the Pacific Palisades Commercial Village and Neighborhoods Specific Plan.</li> <li>5. Approve, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a Project within Neighborhood Area B of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan.</li> <li>6. Approved, pursuant to the Section 12.20.2, a Coastal Development Permit for Development located within the Single Permit Jurisdiction area of the Coastal Zone.</li> <li>7. Approved, pursuant to Sections 65590 and 65590.1 of the California Government Code and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the construction of 39 new Residential Units in the Coastal Zone.</li> <li>8. Adopted the Conditions of Approval and Findings.</li> </ol>		
<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 checked="" type="checkbox"/> Statement of Overriding Considerations <b>was not</b> adopted. <input 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.	
<b>SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT</b>	<input type="checkbox"/> A Sustainable Communities Environmental Assessment <b>was</b> prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Sustainable Communities Environmental Assessment <b>was not</b> prepared for the project.	
SIGNATURE (Lead Agency) <i>Juliet Ok</i>	TITLE Senior City Planner	DATE OF PREPARATION 10/25/2023
SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE
DISTRIBUTION: Part 1 - County Clerk Part 2 - Administrative Record Part 4 - Responsible State Agency (if applicable) Part 5 - Office of Planning and Research (if applicable)		