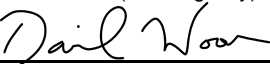


**CITY OF LOS ANGELES  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF  
DETERMINATION**

(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)  Beverly Plaza – 400 San Vicente	CASE NO. CPC-2023-2058-CU-DB-MCUP-CUW-SPR-VHCA  CEQA CASE NO. ENV-2023-2059-SCEA	
PROJECT APPLICANT  400 S. San Vicente LLC 4343 MacArthur Boulevard, Unit #1087 Newport Beach, CA 92660		
PROJECT DESCRIPTION AND LOCATION  Location: 400, 406, 410, 414, 418, 420, 424, 426, 428, 432 South San Vicente Boulevard, Los Angeles, California 90048  Project Description: The Project encompasses a Project area of 33,414 square feet (0.77 acres) within seven parcels. The Project proposes the demolition of the Beverly Plaza Shopping Center, which consists of a two-story commercial strip mall and surface parking and one adjacent commercial building with a combined 22,494 square feet of floor area for the construction, use, and maintenance of an eight-story (100 feet above grade), mixed-use building with 126 residential dwelling units, and 11,615 square feet of ground floor commercial restaurant uses. The Project will encompass a total floor area of 208,901 square feet resulting in a Floor Area Ratio (FAR) of 6.3:1. Fifteen percent of the Project's base density (14 dwelling units) will be deed restricted for Very Low Income Households. The Project will include three levels of subterranean parking with 153 vehicle parking spaces and 109 bicycle parking spaces.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY  400 S. San Vicente LLC		
CONTACT PERSON David Woon	STATE CLEARING HOUSE NUMBER 2023110036	TELEPHONE NUMBER (213)978-1368
This is to advise that on <b>March 14, 2024</b> , the City of Los Angeles has approved the above described project and has made the following determinations:		
<ol style="list-style-type: none"> <li>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-2023-2059-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 March 14, 2024 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, and the Mitigation and Monitoring Program, prepared for the SCEA.</li> <li>2) Approve a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is 2.5 percent greater than the 35 percent otherwise permitted for a total 37.5 percent Density Bonus;</li> <li>3) Approve a Density Bonus Compliance Review for a housing development project consisting of a total of 126 residential units, of which a minimum of 14 units will be set aside for Very Low Income Households, and requesting the following Incentives and Waivers of Development Standards:</li> </ol>		

- a. Off-Menu Incentive to permit 208,901 square feet of floor area (6.3:1 FAR) in lieu of 50,121 square feet of floor area (1.5:1 FAR);
  - b. Off-Menu Incentive to permit a height of 8 stories and 100 feet in lieu 3 stories and 45 feet otherwise permitted in the C2-1VL-O Zone;
  - c. Off-Menu Incentive to permit a zero-foot southerly rear yard in lieu of 20 feet;
  - d. Waiver of Development Standard to waive the transitional height limits otherwise required;
  - e. Waiver of Development Standard for an open space reduction to permit 6,200 square feet of open space in lieu of 16,575 square feet of open space; and
  - f. Waiver of Development Standard to provide a 680 square-foot loading zone with a maximum clear height of 12 feet in lieu of 809 square feet with a maximum clear height of 14 feet required by LAMC Section 12.21.C.6;
- 4) Approve a Main Conditional Use Permit to permit the sale and dispensing of alcoholic beverages within the ground-floor commercial spaces and within residential common amenity areas for residents and guests only;
  - 5) Approve a Conditional Use Permit to permit a wireless communication facility (WTF) on the rooftop of the new building which would replace an existing WTF on the rooftop of the existing building to be demolished;
  - 6) Approve a Site Plan Review for a development project creating 50 or more residential dwelling units;

<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 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 checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration <b>was not</b> prepared for the project.	
<b>SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT</b>	<input checked="" 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 type="checkbox"/> A Sustainable Communities Environmental Assessment <b>was not</b> prepared for the project.	
SIGNATURE (Lead Agency)		DATE OF PREPARATION
		5/3/2024
SIGNATURE (Office of Planning and Research if applicable)		DATE
DISTRIBUTION: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 40%;">           Part 1 - County Clerk            Part 2 - Administrative Record            Part 4 - Responsible State Agency (if applicable)            Part 5 - Office of Planning and Research (if applicable)         </div> <div style="width: 55%; font-size: small;">           * LOS ANGELES DEPARTMENT OF CITY PLANNING            200 N. Spring Street, Room 763            Los Angeles, CA 90012         </div> </div>		