

**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 Los Angeles Department of City Planning 200 N. Spring Street, Room 763 Los Angeles CA 90012	COUNCIL DISTRICT 4 – Nithya Raman
--	---

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) Center BMW of Sherman Oaks Project	CASE NO. Case No. DIR-2023-5202-CLQ; CPC-2013-1001- ZC-BL-ZV CEQA: ENV-2013-1002-MND-REC;
--	---

PROJECT APPLICANT
Lithia Real Estate, Inc.

PROJECT DESCRIPTION AND LOCATION
 The Project Site is located at 5201 - 5225 N. Van Nuys Boulevard and 14511 - 14537 W. Magnolia Boulevard, in the Van Nuys – North Sherman Oaks Community Plan Area of the City of Los Angeles. The approved Project includes the expansion of an existing automobile sales and service center. The approved Project proposes a total of 56,993 square feet within four buildings resulting in a FAR of 0.27:1. The Project would include a total demolition of 18,799 square feet, including the entire demolition of three service shops and partial demolition of the showroom. The Project would include a new 37,799 square-foot service shop and parts storage building, expansion of the existing showroom with 14,281 square feet, and expansion of service bays with 4,913 square feet. The Project would include 12 bicycle parking spaces, 114 vehicle parking spaces, and 48 trees on site.

CONTACT PERSON Esther Ahn, City Planner	STATE CLEARING HOUSE NUMBER	TELEPHONE NUMBER (213) 978-1486
---	------------------------------------	---

This is to advise that on **December 6, 2023**, the Los Angeles City Planning Director found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2013-1002-MND adopted on August 14, 2013; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum dated October 2023, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project.

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.
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. <input checked="" type="checkbox"/> An Environmental Impact Report was not prepared for the project.
NEGATIVE DECLARATION	<input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was prepared for the project <input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.

SIGNATURE (Lead Agency)	TITLE City Planner	DATE OF PREPARATION March 14, 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)	
--	--