



NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk County of: Los Angeles Address: 12400 East Imperial Hwy Norwalk, CA 90650	FROM:	Public Agency/Lead Agency: City of Arcadia, Development Services Department Community Development Division/ Planning Services Division Address: 240 West Huntington Drive, Arcadia, CA 91007 Contact: Gary Yesayan Associate Planner Phone: (626) 574-5422
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TO:	<input type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 (overnight or hand delivery) <input type="checkbox"/> 1400 Tenth Street, Rm. 113 Sacramento, CA 95814		Lead Agency (if different from above) Address: Contact: Phone:
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SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH):	Not applicable	
Project Title: Addendum to the Arcadia Hotel and Annex (Hotel Indigo) Initial Study/Mitigated Negative Declaration		
Project Applicant: VG Property Investments, LLC and 181 Colorado, LLC		
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): The Revised Project site is located within the northeastern portion of the City of Arcadia (Los Angeles County, CA) at the southeast corner of Colorado Place and San Juan Drive, and is comprised of the Original Project Site (APNs 5775-015-024, 5775-015-027, 5775-015-028, and 5775-015-029) and one land parcel addressed as 181 Colorado Place (APN 5775-015-011) that is approximately 0.61 acre, or 26,493 square feet. The lot line adjustment will consolidate the lots as one legal lot, resulting in a new lot area of 226,636 square feet (approximately 5.2 acres).		



General Project Location (City and/or County): City of Arcadia, County of Los Angeles

Project Description:

The Applicants, VG Property Investments, LLC and 181 Colorado LLC, requested approval by the City of Arcadia (City) of Lot Line Adjustment No. LLA 23-01, Conditional Use Permit No. CUP 24-09, Architectural Design Review No. ADR 24-08, Planning Commission Administrative Modification No. PC AM 24-02, Protected Healthy Tree Removal Permit No. TRH 24-06, and Protected Tree Encroachment Permit No. TRE 24-16 to allow for development of a new four-story hotel with 93 guestrooms known as “Tempo by Hilton,” Hilton’s newest hotel brands. The City prepared an Addendum to the Initial Study/Mitigated Negative Declaration (IS/MND) for the Arcadia Hotel and Annex (Hotel Indigo) Project (Indigo IS/MND) to address the potential site-specific environmental impacts associated with the addition of the proposed Tempo by Hilton Project (Tempo Project).

In 2020, the City prepared the Indigo IS/MND for a redevelopment project located at 125 West Huntington Drive and 123 West Huntington Drive (Original Project Site). The Indigo IS/MND was adopted by the City of Arcadia Planning Commission on April 14, 2020. On February 5, 2013, the City previously approved the modification of an existing 60,811-square-foot, three-story office building (Parsons building) and the construction of two new medical office buildings, and a new parking structure on the Original Project Site. Of the four new buildings approved under the 2013 development project, only the parking structure and the two medical office buildings (now occupied by the Keck Medicine of University of Southern California [USC]) were constructed. The 2020 Indigo IS/MND analyzed the redevelopment of the existing Parsons building on the Original Project Site to allow a new hotel (Approved Project). No changes to the two existing Keck Medicine of USC medical office buildings and parking structure were proposed under the Approved Project. The Indigo IS/MND was adopted by the City of Arcadia Planning Commission on April 14, 2020 (Resolution No. 2050).


The Tempo Project is requesting a lot line adjustment (LLA) to join together the parcel identified as APN 5775-015-011 and the Original Project Site (APNs 5775-015-024, 5775-015-027, 5775-015-028, and 5775-015-029) to construct a new four-story, 47,140-square-foot hotel building on APN 5775-015-011. The Tempo Project would not modify any of the existing medical office buildings, parking structure or the hotel buildings previously approved under the Approved Project. The new hotel building would have a maximum height of 48 feet, excluding rooftop appurtenances, and would consist of a basement level and four above-ground levels containing a total of 93 rooms and ancillary hotel uses. The entire site will have 464 parking spaces for all the uses to utilize as a joint-use.. In addition, the Tempo Project would develop a drop-off area with access via the existing driveway from Colorado Place.

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

VG Property Investments, LLC and 181 Colorado, LLC

This is to advise that the (Lead Agency or Responsible Agency) has approved the above described project on November 12, 2024, and has made the following determinations regarding the above described project:

1.	<input type="checkbox"/>	The project will have a significant effect on the environment.
	<input checked="" type="checkbox"/>	The project will NOT have a significant effect on the environment
2.	<input type="checkbox"/>	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input checked="" type="checkbox"/>	An Addendum to a Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	<input checked="" type="checkbox"/>	Mitigation measures were made a condition of the approval of the project. (There are no new mitigation measures but the mitigation measures from the Original Project apply.)
	<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the project.
4.	<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this project.(Original Project Mitigation Monitoring and Reporting Plan applies.)
	<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	<input type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.
	<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project
6.	<input type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.
	<input checked="" type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.
This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:		
Custodian:		Location:
City of Arcadia, Planning Services Division		240 West Huntington Drive, Arcadia, California 91007

Date: <u>11/14/24</u>	 Signature
Date Received for Filing: _____	Associate Planner Title

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.