

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044

Sacramento, CA 95814

☒ County Clerk

County of: Los Angeles

Address: 12400 Imperial Highway

Norwalk, CA 90650

From:

Public Agency: County of Los Angeles - Dept. of Regional Planning

Address: 320 West Temple Street, 13th Floor

Los Angeles, CA 90012

Contact: Erica G. Aguirre, AICP, Principal Planner

Phone: (213) 974 - 6433

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2017041016

Project Title: The View Residential Project / Project No. R2015-01232 / Vesting Tentative Tract Map No. 073082/Conditional Use Permit No. 201500052/Environmental Assessment No. RENV 201500089

Project Applicant: Peak Capital Investments LLC (c/o Scott Tran); Bedford Group of Companies

Project Location (include county): 5101 Overhill Drive, Ladera Heights/View Park-Windsor Hills, Los Angeles County, California 90043

Project Description:

The project entails the construction of an 88-unit multi-family residential development with supporting improvements on the project site and would require County approval of a Vesting Tentative Tract Map to create one multi-family lot with 88 attached condominium units, and a Conditional Use Permit for the development multi-family residential units, a yard modification for reduced front yard setbacks, and a request to exceed the maximum height within the C-1 (Restricted Commercial) Zone on 1.84 gross acres. In addition, other approvals may be required such as a Final Map and Building Permit from the Los Angeles County Department of Public Works as well as permits from Southern California Edison for proposed changes to the powerline easements and electrical utilities. Approximately 139,281 square feet of habitable living space and surface and subterranean parking areas for 198 spaces used for vehicle parking are proposed to be contained within a five-story, 65-foot height structure. The project proposes grading consisting of cut, fill, and export to an approved landfill to be determined. Additionally, landscaping is proposed.

This is to advise that the Los Angeles County Board of Supervisors has approved the above
☒ Lead Agency or ☐ Responsible Agency

described project on February 24, 2026 and has made the following determinations regarding the above
 (date)
 described project.

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ 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 the General Public at:

County of Los Angeles Regional Planning, 320 West Temple Street, 13th Floor, Los Angeles, CA 90012

[https://sacdrp.registar.com/Files/25-063 \(CEQA Documents\) and 25-062 \(Project Documents/Approvals\)](https://sacdrp.registar.com/Files/25-063%20(CEQA%20Documents)%20and%2025-062%20(Project%20Documents/Approvals))

Signature (Public Agency):

Title: Supervising Regional Planner

Date: February 24, 2026

Date Received for filing at OPR:

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

Revised 2011