

2025 276474

FILED
Dec 12 2025

Dawn C. Legan, Registrar - Recorder/County Clerk

Electronically signed by ISAUORA CORREA

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

THIS NOTICE WAS POSTED

ON December 12 2025UNTIL January 12 2026

REGISTRAR - RECORDER/COUNTY CLERK

(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 LCI if the project requires discretionary approval from a state agency. (State LCI, 1400 Tenth St, Rm 113 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 6262 Van Nuys Boulevard, Room 430 Van Nuys, CA 91401		COUNCIL DISTRICT 3 - Blumenfield
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) 6464 Canoga Avenue	CASE NO. CF 25-1186; CPC-2023-8233-DB-SPP-VHCA, ENV-2008-3471-EIR, CEQA Guidelines Sections 15162 and 15168	
PROJECT APPLICANT John McCullough, Toll Brothers Canoga, LLC		
PROJECT DESCRIPTION AND LOCATION Demolition of an approximately 65,903 square foot office building and associated surface parking, and the construction of a 272,844 square foot mixed-use development comprised of 276 dwelling units, including 21 units reserved for Very Low-Income Households over ground floor commercial uses. The Project will provide 264,252 square feet of Residential Floor Area and 8,592 square feet of Non-Residential Floor Area on the ground floor, and 31,247 square feet of open space including 11,940 square feet of Publicly Accessible Open Space (PAOS) and 5,650 square feet of private patio open space for 113 residential units. There will be 406 parking spaces, and 168 bicycle parking spaces provided over four levels: two subterranean levels, and the ground floor and second level, wrapped by commercial and residential uses, respectively. The Project proposes the removal and replacement of 42 on-site non-protected trees at a 2:1 ratio resulting in planting 85 trees on-site. The Project proposes the grading and export of approximately 32,400 cubic yards of earth. The Project is located at the southeast corner of the intersection of Canoga Avenue and Victory Boulevard, located in the Warner Center 2035 Specific Plan area.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY Project Representative: Sarah Golden, Rosenheim and Associates		
CONTACT PERSON Shane Strunk, City Planning	STATE CLEARING HOUSE NUMBER 1990011055	TELEPHONE NUMBER (213)675-6022
This is to advise that on _____ the City of Los Angeles has approved the above described project and has made the following determinations:		
SIGNIFICANT EFFECT	☐ Project will have a significant effect on the environment. ☒ Project will not have a significant effect on the environment.	
MITIGATION MEASURES	☒ Mitigation measures were made a condition of project approval. ☐ Mitigation measures were not made a condition of project approval.	
MITIGATION REPORTING / MONITORING	☒ A mitigation reporting or monitoring plan was adopted for the project. ☐ A mitigation reporting or monitoring plan was not adopted for the project.	
OVERRIDING CONSIDERATION	☐ Statement of Overriding Considerations was adopted. ☒ Statement of Overriding Considerations was not adopted. ☒ Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	☒ An Environmental Impact Report was prepared and certified and findings were 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.* ☐ An Environmental Impact Report was not prepared for the project.	
NEGATIVE DECLARATION	☐ A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk.* ☒ A Negative Declaration or Mitigated Negative Declaration was not prepared for the project	

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT	☐ A Sustainable Communities Environmental Assessment was prepared for the project and may be examined at the Office of the City Clerk *	
	☒ A Sustainable Communities Environmental Assessment was not prepared for the project.	
SIGNATURE (Lead Agency) <i>Sheila Toni</i>	TITLE City Planner	DATE OF PREPARATION December 11, 2025
SIGNATURE (Office of Land Use and Climate Innovation if applicable)	TITLE	DATE
DISTRIBUTION: Part 1 - County Clerk Part 2 - Administrative Record Part 4 - Responsible State Agency (if applicable) Part 5 - Office of Land Use and Climate Innovation (if applicable)		

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION
NORWALK DEPARTMENT HEADQUARTER

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Cashier: I. CORREA



Friday, December 12, 2025 12:24 PM

Item(s)

Fee	Qty	Total
NoD - County Posting Fee 1 2025276474		\$75.00
Total		\$75.00

Total Documents: 1

Customer payment(s):

Check \$75.00

Check List: \$75.00
#113

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as *ON BEHALF OF: Sheila Toni*

CPC-2023-8253/ENT-2018-3471
12/11/25
Department Representative
Sheila Toni
I. Correa