

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 LCI if the project requires discretionary approval from a state agency. 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) City of Los Angeles, Los Angeles Department of Building and Safety 201 N. Figueroa Street, Los Angeles, CA 90012	COUNCIL DISTRICT 11 – Park	
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) 11973 San Vicente Boulevard Project	CASE NO(S). ENV-2019-6645-EIR	
PROJECT DESCRIPTION AND LOCATION 11973 – 11975 San Vicente Boulevard, Los Angeles, California 90049 The Project would demolish a two-story, 13,956 square foot commercial building and a portion of a surface parking lot, and removal of palm trees. The existing building is a City of Los Angeles Historic-Cultural Monument (HCM No. 887). No future development of the Project Site is proposed and/or considered as part of the Project; the lot would remain vacant. Landscaping would be installed along San Vicente Boulevard, the southern frontage of the lot. Demolition of the building would result in the removal of approximately 4,174 cubic yards of debris from the Project Site.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY Applicant: 11973 San Vicente, LLC		
CONTACT PERSON Binh Phan, Chief Permit and Engineering Bureau	STATE CLEARING HOUSE NUMBER 2020110210	TELEPHONE NUMBER (213) 482-0440
This is to advise that on June 6, 2025, the Los Angeles Department of Building and Safety ("LADBS") made Findings that the Project and its potential environmental impacts were adequately analyzed in Environmental Impact Report No. ENV-2019-6645-EIR ("EIR") and on the same date LADBS 1) adopted a mitigation monitoring program, 2) Adopted EIR findings and 3) adopted a Statement of Overriding Considerations.		
SIGNIFICANT EFFECT	<input checked="" type="checkbox"/> Project will have a significant effect on the environment. <input 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 checked="" type="checkbox"/> Statement of Overriding Considerations was adopted. <input type="checkbox"/> Statement of Overriding Considerations was not adopted. <input type="checkbox"/> Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	<input checked="" type="checkbox"/> An Environmental Impact Report was prepared and certified and findings were made for project pursuant to the provisions of CEQA. The Environmental Impact Report may be examined at the Department of City Planning address listed above. <input type="checkbox"/> An Environmental Impact Report was not prepared for the project.	
NEGATIVE DECLARATION	<input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was 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 was not prepared for the project.	
SIGNATURE (Lead Agency) 	TITLE City Planner	DATE OF PREPARATION 6/6/25
SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE