COUNTY CLERK'S USE

CITY CLERK'S USE

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. (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)	COUNCIL DISTRICT
Los Angeles Department of City Planning 200 N. Spring Street, Los Angeles, CA 90012	CD 5 - Young Yaroslavsky

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)	CASE NO.
6727 Melrose Apartments	ENV-2020-6762-EIR; SCH No. 2021010130 (EIR); ENV-2020-6762-EIR-ADD1; ENV-2020-6762-EIR-ADD2; ENV-2024-2366-HES; CPC-2024-2365-DB-WDI-VHCA

PROJECT APPLICANT

6727 MDD, LLC, Ian Fishburn and Eric Fishburn

PROJECT DESCRIPTION AND LOCATION

The project involves the demolition of the existing commercial building and the construction, use, and maintenance of a new six (6) story, mixed-use development consisting of 32 dwelling units (including four (4) affordable units set aside for Very Low-Income households), 605 square-feet of retail space, and one (1) level of subterranean parking providing 23 parking spaces. The building will have a total height of approximately 72 feet and two (2) inches (72'2"), a total floor area of approximately 28,717 square feet, and a Floor Area Ratio of 4.06:1. The project includes a 3,280 square-foot roof deck with open space and amenities. 37 bicycle spaces will be provided consisting of 32 long-term bicycle spaces and five (5) short-term bicycle spaces. The project is expected to export approximately 3,128 cubic yards of soil for excavation. There are two (2) parkway trees and four non-protected (4) trees on site. The Project proposes the retention and protection of both parkway trees and the removal of the four non-protected trees on site. The Project proposes a total of 10 trees. The site is located at 6721 – 6727 West Melrose Avenue.

NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY

CONTACT PERSON	STATE CLEARING HOUSE NUMBER	TELEPHONE NUMBER
Lainie Herrera, Rand Paster Nelson, LLP	2021010130	(213) 557-2703

On November 24, 2021, the City Council certified the Citywide Housing Element 2021-2029 and Safety Element Updates Final Environmental Impact Report (EIR), SCH No. 2021010130, EIR No. ENV-2020-6762-EIR (Program EIR), to adopt the 2021-2029 Citywide Housing Element and the Updates to the Safety Element and the Plan for a Healthy LA (Health Element). Pursuant to CEQA Guidelines Sections 15168(c)(4) and 15168(d), the following Proposed Housing Project has been found to be within the scope of the program analyzed in the Program EIR and its environmental effects are within the scope of environmental impacts assessed in the Program EIR, and Addendum No. ENV-2020-6762-ADD1 and ENV-2020-6762-ADD2.

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)	TITLE	DATE OF PREPARATION
Valentina Knox-Jones	City Planner	10/28/2025
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)