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	15-McOster

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)	CASE NO.
1280 PCH	ENV-2021-9523-HES-PEIR

PROJECT APPLICANT
ROI 1280 LLC

PROJECT DESCRIPTION AND LOCATION
The project involves the closure of an existing mobilehome park containing 88 spaces. All existing structures will be removed for the proposed project. The proposed project includes the construction of a new six-story, 80-foot tall mixed-use residential building comprised of 354 dwelling units (including 42 Very Low Income Units). The project will be approximately 406,855 square feet in floor area, including 1,500 square feet of commercial, with a Floor Area Ratio ("FAR") of 2.6:1. The project will provide 560 residential and 15 commercial parking spaces, for a total of 575 parking spaces, in a six-story above-grade parking garage. The project will include the grading of 53,000 cubic yards and export of 7,000 cubic yards of soil, and removal of 24 non-protected trees.

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

CONTACT PERSON	STATE CLEARING HOUSE NUMBER	TELEPHONE NUMBER
Norali Martinez	2021010130	213-978-1346

This is to advise that on October 6, 2025 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)	TITLE	DATE OF PREPARATION
Norali Martinez	City Planner	November 6, 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)

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 IRA BROWN

Department Representative

ENV-2021-9523-HES-PEIR

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