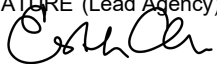


**CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF
DETERMINATION**

(California Environmental Quality Act Guidelines Section 15094)

COUNTY CLERK'S USE

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 OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 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 221 N. Figueroa St., Room 1350 Los Angeles, CA 90012	COUNCIL DISTRICT 10 - Hutt	
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) 4201-4221 West Pico Boulevard	CASE NO. ENV- 2025-1088-HES CPC-2025-1087-DB-VHCA	
PROJECT APPLICANT 4201 Pico Investment, LLC		
PROJECT DESCRIPTION AND LOCATION The Proposed Project involves the construction of an eight-story mixed-use multi-family residential and commercial building with 220 dwelling units and 12,496 square feet of ground floor retail area. Of the 220 dwelling units, 18 units would be reserved for families with "Very Low Income" and 17 units would be reserved for families with "Moderately Low Income." The Proposed Project would provide a total of 200,882 square feet of floor area resulting in a floor area ratio of 3.86:1. Additionally, the Proposed Project would include a total of 15,800 square feet of open space, 174 vehicle parking spaces, and 162 bicycle parking spaces. The Proposed Project would include one level of at grade parking, with additional parking on the second floor and third floor. Access to the parking garage would be provided via one two-way driveways on Victoria Avenue. There are no protected trees or shrubs on the Project Site. The Proposed Project would provide 38 trees on-site. One public street tree located within the public right-of-way on Crenshaw Boulevard is proposed to be removed and replaced. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings. Construction of the subterranean parking garage would require a haul route for up to 14,000 cubic yards of soil to be exported from the Project Site.		
CONTACT PERSON Esther Ahn, City Planner	STATE CLEARING HOUSE NUMBER SCH No. 2021010130	CONTACT PERSON'S TELEPHONE NUMBER (213) 978-1486
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.		
The Final Environmental Impact Report and the record of the Project approval may be examined at the address for the lead agency set forth above.		
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 Department of City Planning*. ☒ 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 Department of City Planning*. ☒ A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.	
SIGNATURE (Lead Agency) 	TITLE City Planner	DATE OF PREPARATION 3/17/26
SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE

DISTRIBUTION:

Part 1 - County Clerk

Part 2 - Agency Record (Case file and DCP website)

Part 3 – Resp/Trustee.State Agency (if any)

Part 4 - Office of Planning and Research (CEQAnet)

*** DEPARTMENT OF CITY PLANNING**

221 N. Figueroa Street, Room 1350

Los Angeles, CA 90012