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 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)	COUNCIL DISTRICT
Los Angeles Department of City Planning 200 N. Spring Street, Los Angeles, CA 90012	11

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)	CASE NO.
8711 S. Sepulveda Eastway (8704-8726 S. Sepulveda Boulevard)	DIR-2024-5375-CDO-PR-HCA; ENV-2020-6762-EIR (DIR-2024-5371-CDO-PR-HCA)

PROJECT APPLICANT

Srmwestchester, LLC / Andy Loos

PROJECT DESCRIPTION AND LOCATION

The Project involves two new senior housing developments approved under two separate cases:

1) The development at 8711 S. Sepulveda Eastway (DIR-2024-5375-CDO-PR-HCA; ENV-2020-6762-EIR), approved on May 6, 2025, includes the construction of a new seven-story (89' feet in height) Mixed Use Senior Citizen Housing Development with approximately 159,520 square feet of floor area, inclusive of 146 Senior Independent Housing dwelling units, approximately 3,171 square feet of ground floor retail space, and an at-grade parking level and one level of subterranean parking containing a total of approximately 143 non-required automobile parking spaces. There are no private property trees on the subject property, no street trees along the Sepulveda Eastway frontage of the subject property nor trees whose canopies overhang the subject property. The appeal period for these entitlements expired on May 21, 2025, and they are thus final.

2) The development at 8704-8726 S. Sepulveda Boulevard (DIR-2024-5371-CDO-PR-HCA; ENV-2020-6762-EIR), approved on May 6, 2025, includes the construction of a new eight-story (98' feet in height) Senior Citizen Housing Development with approximately 146,411 square feet of floor area, inclusive of 120 Assisted Living/Senior Independent Housing dwelling units, and an at-grade parking level and one level of subterranean parking containing a total of approximately 69 non-required automobile parking spaces. There are no private property trees on any of the parcels nor trees whose canopies overhang the subject property. There are seven street trees along the Sepulveda Boulevard frontage of the subject property, which are unaffected by Project construction and will be preserved and protected. The appeal period for these entitlements expired on May 21, 2025, and they are thus final.

Although approved under two separate case numbers, together these two developments constitute the "Project" for CEQA purposes.

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

CONTACT PERSON	STATE CLEARING HOUSE NUMBER	TELEPHONE NUMBER
Jessica Jimenez	2021010130	213.978.1227

On May 6, 2025, the City of Los Angeles found, based on their independent judgment, pursuant to CEQA Guidelines, Section 15168, and after consideration of the whole of the administrative record, including the Housing Element Checklist, and all its appendices, prepared for the Project, the Project is within the scope of the program approved with the Citywide 2021-2029 Housing Element for which the 2021-2029 Housing Element Environmental Impact Report (EIR) No. ENV-2020-6762-EIR (SCH No. 2021010130) was certified on November 24, 2021, Addendum No. ENV-2020-6762-EIR-ADD1 adopted on June 14, 2022, and Addendum No. ENV-2020-6762-EIR-ADD2 adopted on December 10, 2024; and pursuant to CEQA Guidelines, Section 15162 and 15164, and as supported by the Housing Element Streamlining Checklist form approved on December 20, 2024, no subsequent EIR or addendum is required for approval of the Project.

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
	Planning Assistant	05/22/2025
SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE

DISTRIBUTION:

Part 1 - County Clerk

Part 2 - Administrative Record

Part 4 - Responsible State Agency (if applicable)

Part 5 - Office of Planning and Research (if applicable)

I hereby certify and attest this to be a true and correct copy of the official record on file in the office of the Department of City Planning of the City of Los Angeles designated as _____

_____

Department Representative