


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 and to the State Clearinghouse in the Office of Planning and Research. The filing of this 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 Los Angeles Department of City Planning 200 N. Spring Street, Rm 763, Los Angeles, CA 90012	COUNCIL DISTRICT 11	
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) 6136 Manchester Project	CASE Nos.: CPC-2022-6064-DB-MCUP-CDO-SPR-HCA-PHP-1A CEQA Case No.: ENV-2022-6065-SCEA	
PROJECT APPLICANT 6136 Manchester Avenue Apartments LLC		
PROJECT DESCRIPTION AND LOCATION Project Location: 6136 West Manchester Avenue; 8651 South La Tijera Boulevard Project Description: The proposed project involves the demolition of 21,911 square feet of existing structures and the construction, use, and maintenance of a new 416,915-square foot mixed-use building comprised of 489 residential units, including six (6) live-work units and 64 dwelling units set aside for Very Low-Income Households, and 16,120 square feet of ground-floor commercial space. The proposed uses would be located within an eight-story building with a maximum height of 96 feet with a 4:1 FAR. The project would provide 549 vehicular parking spaces that would be located within two (2) subterranean parking levels. In addition, the project would include approximately 51,385 square feet of open space, including 43,235 square feet of common open space and 8,150 square feet of private open space. The project includes grading and hauling of approximately 79,244 cubic yards of earth materials.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN APPLICANT N/A		
CONTACT PERSON Michelle Carter	STATE CLEARING HOUSE NUMBER 2023070575	TELEPHONE NUMBER (213) 978-1262
This is to advise that on May 20, 2025 , the City of Los Angeles has approved the above-described project and has made the following determinations:		
<ol style="list-style-type: none"> 1) Find pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2022-6065-SCEA ("SCEA"), and all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; Find the project is a "transit priority project" as defined by PRC Section 21155 and the project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2020-2045 RTP/SCS EIR SCH No. 20199011061; Find all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; Find with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; Find the SCEA reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the project; and Adopt the SCEA and the Mitigation Monitoring Program prepared for the SCEA 2) Approve a Density Bonus Compliance Review for a Housing Development with a total of 489 units (with 15 percent Very Low Income and nine [9] percent Very Low Income set aside for affordable units) in lieu of the base density of 264 units; and pursuant to LAMC Section 12.22-A, 25(g)(3), three (3) Off-Menu Incentives and two (2) Waivers or modifications of development standards; <ol style="list-style-type: none"> a. An Off-Menu Incentive to permit a 4:1 FAR in lieu of the otherwise permitted FAR in the C2-1 Zone; b. An Off-Menu Incentive to permit a reduction in the required side yard to allow five (5) feet in lieu of the otherwise required 11 feet in the C2-1 Zone along Truxton Avenue; c. An Off-Menu Incentive to permit relief from the Downtown Westchester CDO standard 5a, to include residential units on the ground floor in the form of live/work units; d. A Waiver or modification of a development standard to permit relief from Transitional Height requirements pursuant to LAMC Section 12.21.1 A.10 to permit 96 feet within 100-199 feet of an R1 zone instead of a maximum 61 feet; and e. A Waiver or modification of a development standard to permit relief from the Downtown Westchester COO Standard 5c, to provide a zero-foot setback from the ground floor frontage for the residential floors facing Manchester Avenue in lieu of the otherwise required five-foot setback; 3) Approve a Main Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site and offsite consumption within up to 16,120 square feet of commercial space and an on-site 2,345 square-foot covered outdoor public plaza 4) Approve a Community Design Overlay Compliance review with the design standards and guidelines of the Downtown Westchester COO; and 5) Approve Site Plan Review for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms; 		

SIGNIFICANT EFFECT	<input type="checkbox"/> Project will have a significant effect on the environment. <input checked="" 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 type="checkbox"/> Statement of Overriding Considerations was adopted. <input type="checkbox"/> Statement of Overriding Considerations was not adopted. <input checked="" type="checkbox"/> Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	<input 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.* <input checked="" 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 Department of City Planning.* <input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.	
SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT	<input checked="" type="checkbox"/> A Sustainable Communities Environmental Assessment was prepared for project pursuant to the provisions of CEQA and may be examined at the Department of City Planning.* <input type="checkbox"/> A Sustainable Communities Environmental Assessment was not prepared for the project.	
FINDINGS	<input checked="" type="checkbox"/> Findings were made pursuant to the provisions of CEQA. <input type="checkbox"/> Findings were not made pursuant to the provisions of CEQA.	
SIGNATURE (Lead Agency) 		TITLE City Planner
SIGNATURE (Office of Planning and Research if applicable)		DATE OF PREPARATION 5/20/2025
DISTRIBUTION: Part 1 - County Clerk Part 2 - City Clerk Part 3 - Agency Record Part 4 - Resp. State Agency (if any) Part 5 - Office of Planning and Research (if applicable)		TITLE DATE
		* Los Angeles Department of City Planning 200 N. Spring Street, Rm 395 Los Angeles, CA 90012