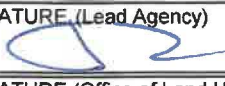


**CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF
DETERMINATION**

(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) Los Angeles Department of City Planning, 200 N. Spring Street, Los Angeles, CA 90012		COUNCIL DISTRICT 11 – Park
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) 11973 San Vicente Boulevard Project	CASE NO. ENV-2019-6645-EIR	
PROJECT APPLICANT 11973 San Vicente, LLC		
PROJECT DESCRIPTION AND LOCATION 11973 – 11975 San Vicente Boulevard, Los Angeles, California 90049 The Project would demolish a two-story, 13,956 square foot commercial building and a portion of a surface parking lot, and removal of palm trees. The existing building is a City of Los Angeles Historic-Cultural Monument (HCM No. 887). No future development of the Project Site is proposed and/or considered as part of the Project; the lot would remain vacant. Landscaping would be installed along San Vicente Boulevard, the southern frontage of the lot. Demolition of the building would result in the removal of approximately 4,174 cubic yards of debris from the Project Site.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY: 11973 San Vicente, LLC		
CONTACT PERSON Binh Phan, Chief Permit and Engineering Bureau	STATE CLEARING HOUSE NUMBER 2020110210	TELEPHONE NUMBER (213) 482-0440
This is to advise that on April 21, 2026, the City of Los Angeles has approved the above described project and has made the following determinations:		
SIGNIFICANT EFFECT	<input checked="" type="checkbox"/> Project will have a significant effect on the environment. <input 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 checked="" type="checkbox"/> Statement of Overriding Considerations was adopted. <input type="checkbox"/> Statement of Overriding Considerations was not adopted. <input type="checkbox"/> Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	<input checked="" type="checkbox"/> 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. <input 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 type="checkbox"/> A Sustainable Communities Environmental Assessment was prepared for the project and may be examined at the Department of City Planning. <input checked="" type="checkbox"/> A Sustainable Communities Environmental Assessment was not prepared for the project.	
SIGNATURE (Lead Agency) 	TITLE city planner	DATE OF PREPARATION April 23, 2026
SIGNATURE (Office of Land Use and Climate Innovation if applicable)	TITLE	DATE
DISTRIBUTION: County Clerk, Administrative Record, Responsible State Agency (if applicable), Office of Land Use and Climate Innovation (if applicable)		