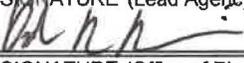


**CITY OF LOS ANGELES  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF  
DETERMINATION**

(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) Los Angeles Department of City Planning 200 N. Spring Street, Los Angeles, CA 90012		COUNCIL DISTRICT  14 – de Leon
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) 4 <sup>th</sup> and Hewitt Project	CASE NO. ENV-2017-470-EIR and CPC-2017-469-GPA-VZC-HD-MCUP-SPR	
PROJECT APPLICANT Dilip Bhavani and Surjit Soni, LIG – 900, 910 and 926 East 4 <sup>th</sup> Street, 405-411 South Hewitt Street, LLC		
PROJECT DESCRIPTION AND LOCATION  The construction of an 18-story office building (Office Building) comprised of 8,149 square feet of ground floor restaurant space, 308,527 square feet of office, 16,294 square feet of covered exterior employee common areas and a 3,500 square-foot ground floor courtyard accessible from Colyton Street and Hewitt Street. The Project would total 340,770 square feet of floor area, comprised of an existing 7,800 square-foot building (the bow-truss building) and the new 332,970 square-foot Office Building, on a 1.3-acre lot, for a Floor Area Ratio of 6:1, and a building height of 292 feet to the top of the parapet. Vehicle parking would be provided within three subterranean levels and four levels of above grade parking. Existing on-site improvements consisting of an office building, two storage/garage buildings, and surface parking lots would be demolished to allow for construction of the Project. The Project Site is located at 900-926 East 4 <sup>th</sup> Street; 406-414 South Colyton Street; 405-423 South Hewitt Street.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY		
CONTACT PERSON Bob Babajian	STATE CLEARING HOUSE NUMBER 2017091054	TELEPHONE NUMBER (213) 978-1305
<p>This is to advise that on April 2, 2024 the Los Angeles City Council took the following actions: (1) Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified 4th and Hewitt Project EIR, No. ENV-2017-470-EIR, SCH No. 2017091054, previously certified on January 4, 2024; and pursuant to the CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project; (2) Adopted the Findings of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council; (3) Adopted the Resolution as recommended by the Mayor and LACPC, approving the General Plan Amendment to the Central City North Community Plan to change the land use designation from Heavy Industrial to Regional Commercial; (4) Presented and Adopted the Ordinance, dated October 12, 2023, to effectuate a Vesting Zone Change and Height District Change from the M3-1-RIO Zone to the (T)(Q)C2-2-RIO Zone; (5) Instructed the Department of City Planning to update the General Plan and appropriate maps pursuant to this action; (6) Advised the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G: ..property shall not remain in a Q Qualified classification for more than six years unless during that time: there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings; (7) Advised the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.; and (8) Advised the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.</p> <p>On April 15, 2024, the Mayor signed the Resolution and Ordinance relative to the General Plan Amendment, Vesting Zone Change, and Height District Change.</p>		
<b>SIGNIFICANT EFFECT</b>	<input checked="" type="checkbox"/> Project <b>will</b> have a significant effect on the environment. <input type="checkbox"/> Project <b>will not</b> have a significant effect on the environment.	
<b>MITIGATION MEASURES</b>	<input checked="" type="checkbox"/> Mitigation measures <b>were</b> made a condition of project approval. <input type="checkbox"/> Mitigation measures <b>were not</b> made a condition of project approval.	

<b>MITIGATION REPORTING / MONITORING</b>	<input checked="" type="checkbox"/> A mitigation reporting or monitoring plan <b>was</b> adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan <b>was not</b> adopted for the project.	
<b>OVERRIDING CONSIDERATION</b>	<input checked="" type="checkbox"/> Statement of Overriding Considerations <b>was</b> adopted. <input type="checkbox"/> Statement of Overriding Considerations <b>was not</b> adopted. <input type="checkbox"/> Statement of Overriding Considerations <b>was not</b> required.	
<b>ENVIRONMENTAL IMPACT REPORT</b>	<input checked="" type="checkbox"/> An Environmental Impact Report <b>was</b> prepared and certified and findings <b>were</b> 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.* <input type="checkbox"/> An Environmental Impact Report <b>was not</b> prepared for the project.	
<b>NEGATIVE DECLARATION</b>	<input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration <b>was</b> prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration <b>was not</b> prepared for the project.	
<b>SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT</b>	<input type="checkbox"/> A Sustainable Communities Environmental Assessment <b>was</b> prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Sustainable Communities Environmental Assessment <b>was not</b> prepared for the project.	
SIGNATURE (Lead Agency)	TITLE	DATE OF PREPARATION
	Planning Assistant	April 16, 2024
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 original record on file in the office of the Department of City Planning of the City of Los Angeles designated as



Department Representative