

THIS NOTICE WAS POSTED

ON June 30 2022

UNTIL August 01 2022

REGISTRAR - RECORDER/COUNTY CLERK

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

(California Environmental Quality Act Guidelines Section 15094)

2022 145736

FILED  
Jun 30 2022

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by CARINA CHEN

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  
5 - Koretz

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)  
3<sup>rd</sup> and Fairfax Mixed-Use Project

CASE NO.  
DIR-2018-2770-SPR-WDI-1A  
ENV-2018-2771-EIR-1A

PROJECT APPLICANT  
NASH-Holland 3<sup>rd</sup> & Fairfax Investors, LLC

**PROJECT DESCRIPTION AND LOCATION**

The Project would involve the construction and operation of a new mixed-use development within the eastern portion of the existing Town & Country Shopping Center that is currently developed with retail and commercial uses. The development activities would be limited to the eastern portion of the Center and would include the demolition of 151,048 square feet of existing retail uses and the construction of a mid-rise, eight-story mixed-use structure with two levels of subterranean parking, for a maximum height of 100 feet. The residential component of the Project would include up to 331 multi-family dwelling units and 83,994 square feet of newly developed commercial space for a total new floor area of 426,994 square feet. The western portion of the Project Site would remain and is not proposed to be demolished, altered, or developed as part of the Project. Including the existing 63,688 square feet of commercial and retail uses to remain, the Project Site would include 147,682 square feet of commercial retail space, for a total of 490,682 square feet of development and a Floor Area Ratio (FAR) of 1.5 to 1.

**CONTACT PERSON**

William Lamborn, Senior City Planner

**STATE CLEARING HOUSE NUMBER**

SCH No. 2019029111

**TELEPHONE NUMBER**

(213) 847-3637

This is to advise that on June 29, 2022, the City Council of the City of Los Angeles denied two (2) CEQA appeals and sustained the May 5, 2022 Letter of Determination of the Central Los Angeles Area Planning Commission for Case No. DIR-2018-2770-SPR-WDI-1A which approved the Project's Site Plan Review, and took the following actions:

Pursuant to Section 21082.1(c) of the California Public Resources Code, the City Council certified and adopted an Environmental Impact Report, including the Environmental Findings and Mitigation Monitoring Program prepared for the 3<sup>rd</sup> & Fairfax Mixed-Use Project EIR under Case No. ENV-2018-2771-EIR (SCH No. 2019029111); certified that the EIR has been completed in compliance with CEQA; certified that the EIR was presented to the City Council as a decision-making body of the lead agency; and certified that the EIR reflects the independent judgement and analysis of the lead agency.

**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.  
☐ An Environmental Impact Report was not prepared for the project.

**NEGATIVE DECLARATION**

- ☐ A Negative Declaration or Mitigated Negative Declaration was prepared for the project.  
☒ A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.

SIGNATURE (Lead Agency)

TITLE

City Planning Associate

DATE OF PREPARATION

June 29, 2022

SIGNATURE (Office of Planning and Research if applicable)

TITLE


DATE

**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)



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 ENV-2012-2771 2 Dir-2012-2770

 HADDA  
Department Representative



This is a true and certified copy of the record  
if it bears the seal, imprinted in purple ink,  
of the Registrar-Recorder/County Clerk

JUN 30 2022

*Deane C. Logan* REGISTRAR-RECORDER/COUNTY CLERK  
LOS ANGELES COUNTY, CALIFORNIA

