

-COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
ADM-2021-10149-DB-CU-SIP-PHP / Density Bonus, Streamlined Infill Project Review

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
N/A

PROJECT TITLE
Villas at Westmoreland

COUNCIL DISTRICT
1 - Gilbert Cedillo

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
430 South Westmoreland Avenue

Map attached.

PROJECT DESCRIPTION:
The proposed project is for the construction of a seven-story, 81-foot tall, apartment building with 13 units for Low-Income Households and 32 market rate units for a total of forty-five (45) units. The project will have a total floor area of 35,008 square feet and Floor Area Ratio ("FAR") of 5:1. The project proposes to provide 34 vehicle parking spaces, 40 long-term and 4 short-term bicycle parking spaces located on the ground and subterranean floors. The project will also provide a total of 4,750 square feet of open space at the rear yard, roof level, and second floor recreation room, and 720 square feet of landscape area. The project proposes the planting of 12 trees on-site. As there are no approved right-of-way improvement plans, the project considered will assume the worst-case scenario of removal of all street trees. However, this analysis gives no rights to the applicant to remove any street tree. No street trees may be removed without prior approval of Urban Forestry based on compliance with LAMC Section 62.169 and 62.170 and applicable findings. The project will be requesting a Haul Route of approximately 5,200 cu. ft.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Villas at Westmoreland, LLC

CONTACT PERSON (If different from Applicant/Owner above)
Jordan Beroukhim

(AREA CODE) TELEPHONE NUMBER | EXT.
(310) 435-4594

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) 21080(b)(1) and Government Code Section 65913.4 (d)(1)(B)(2)

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) _____

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:
The project is a qualified Streamlined Infill Project and satisfies all of the objective planning standards and is therefore subject to the streamlined ministerial approval process provided under Government Code Section 65913.4. As a Density Bonus housing project that satisfies all the objective planning standards of Government Code Section 65913.4, approval of the project is ministerial and therefore statutorily exempt from the CEQA and Public Resources Code Section 21080(b)(1). As such, the project is exempt from additional environmental review.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Bryant Wu

STAFF TITLE
Planning Assistant

ENTITLEMENTS APPROVED
Density Bonus, Streamlined Infill Project Review