

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-2022-2771-DB-SPR-RDP-SIP-PHP-HCA /  
Density Bonus, Site Plan Review, Redevelopment Plan Project Compliance, Permanent Supportive Housing, Streamlined Infill Project Review

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER N/A
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PROJECT TITLE Chavez Gardens	COUNCIL DISTRICT 14
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
2518-2536 E. Cesar Chavez Ave.; 335-349 Fickett St.; 334-344 Mathews St.  Map attached.

PROJECT DESCRIPTION:  Additional page(s) attached.  
The proposed project is for the construction of a 100% affordable housing development comprised of 2 buildings (Mathews and Fickett) with a total of 110 dwelling units consisting of 1 manager's unit and 109 units reserved for Low-Income Households of which 30 units are reserved for Permanent Supportive Housing. Both buildings will have maximum height of 4 stories and 50 feet 6 inches as measured from grade to the top of parapet and a height of 60 feet as measured to the top of the stair overruns. The project will have a total floor area of 115,600 square feet of floor area and an average Floor Area Ratio of 1.91:1, with a maximum FAR of 2.06:1 for the Mathews site and a maximum FAR of 1.74:1 on the C2-1 portion of the Fickett site and 2.00:1 FAR on the R3-1 portion of the site. The project proposes 44 vehicle parking spaces at grade level and 104 bicycle parking spaces in total. The project will provide a total of 14,025 square feet of common open space, 4,321 square feet of landscape area, 2,200 square feet of on-site supportive services, and 3,000 square feet of commercial area. The site is currently vacant, and there are no protected or non-protected trees on the site. The project proposes the planting of 13 trees on the Mathews site and 15 trees on the Fickett site, for a total of 28 new trees on-site. The project proposes to remove up to 3 Street trees along Mathews St. and up to 2 street trees along Cesar E. Chavez Ave. per the satisfaction and approval of Urban Forestry Division. 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.

NAME OF APPLICANT / OWNER:  
Chavez Fickett, LP / Los Angeles County Metropolitan Transportation Authority

CONTACT PERSON (If different from Applicant/Owner above) Aimee Luan	(AREA CODE) TELEPHONE NUMBER   EXT. (818) 216-3743
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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 65651

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:  Additional page(s) attached  
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 65651(a) and (b). As a supportive housing project that satisfies all the objective planning standards of Government Code Section 65651, 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

*Bryant Wu*

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Density Bonus, Permanent Supportive Housing, Site Plan Review, Redevelopment Plan Project Compliance,  
Streamlined Infill Project Review

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021