

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-2022-3522-DB-PHP-SIP-HCA-ED1 / Density Bonus, Streamlined Infill Project Review

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

N/A

PROJECT TITLE

Normandie Supportive Housing

COUNCIL DISTRICT

1

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

1228 – 1240 S. Normandie Avenue

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

The proposed project is for the construction of a five-story, 54-feet 8-inch-tall apartment building with 55 Low-Income units, 19 Very Low-Income Supportive Housing units, and 1 market rate manager's unit for a total of 75 units. The project will have a total floor area of 39,121 square feet and a Floor Area Ratio of 3.37:1. The project proposes to provide 4 parking vehicle parking space, 60 long-term bicycle parking spaces, and 6 short-term bicycle parking spaces on the ground floor. The project will provide a total of 3,198 square feet of open space at the ground floor; second, fourth, and fifth floor roof decks; and fifth floor rec room. The project proposes the planting of 19 trees on-site and the removal of three (3) existing Street Trees. The project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings.

NAME OF APPLICANT / OWNER:

1228 Normandie, LP

CONTACT PERSON (If different from Applicant/Owner above)

Jonathan Yang

(AREA CODE) TELEPHONE NUMBER

213-503-1860

EXT.

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

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 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 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

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021