

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-2022-8748-DB-PHP-HCA / Density Bonus & Affordable Housing Incentives Program**

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

N/A

PROJECT TITLE

**820 S. Lake St.**

COUNCIL DISTRICT

1

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

**820 – 822 South Lake Street**

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

The project involves the demolition of an existing duplex, and the construction, use, and maintenance of a new six-story, 76 feet, 9 1/2 inches in height, residential building containing a total of 33 dwelling units. The project is a 100 percent affordable housing development, exclusive of one (1) market-rate manager's unit, reserving seven (7) units for Moderate Income Households, 24 units for Low Income Households, and one (1) unit for Very Low Income Households, for a period of 55 years. The proposed building will encompass approximately 14,680 square feet in total floor area resulting in a Floor Area Ratio (FAR) of 3.94:1. All 33 residential units that are proposed, will be studio units. The project does not propose any on-site vehicle parking.

NAME OF APPLICANT / OWNER:

**Haytham Kafouf, HANB, LLC**

CONTACT PERSON (If different from Applicant/Owner above)

**George Khodaverdian, CP3 Development**

(AREA CODE) TELEPHONE NUMBER

(818) 469-9640

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) 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1)

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

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

Trevor Martin

*Trevor Martin*

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Density Bonus & Affordable Housing Incentives Program

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021