

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)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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-2022-8483-PSH-PHP-HCA-ED1

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

CASE NUMBER
N/A

PROJECT TITLE
PHK Pano

COUNCIL DISTRICT
6

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
8163-8209 North Sepulveda Boulevard

Map attached.

PROJECT DESCRIPTION:
The subject property is currently developed with an existing currently vacant motel consisting of 49 rooms in three attached buildings arranged in a "U" shape around a central surface parking lot. The proposed project involves the maintenance of two of the existing buildings, the demolition of the remaining existing building, and the construction of a new three-story building, all arranged around a new central surface parking lot. At completion, the project will be a 100 percent affordable permanent supportive housing complex with a total of 91 units, including 90 restricted affordable units, all of which will be set aside at the Low Income level and reserved for individuals experiencing homelessness/chronic homelessness, and one market-rate manager's unit. The proposed building will encompass approximately 46,106 square feet in total building area, resulting in a Floor Area Ratio (FAR) of approximately 0.4:1. The project also proposes to provide six vehicle parking spaces, as well as 42 long-term and four short-term bicycle parking spaces. The Project complies with all applicable objective standards.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
PHK Pano, L.P.

CONTACT PERSON (If different from Applicant/Owner above)
Jessica Pakdaman, Rosenheim & Associates, Inc.

(AREA CODE) TELEPHONE NUMBER | EXT.
(818) 716-2797

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), 21080.27(b)(1), and California 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:
The proposed project is a Supportive Housing Project that satisfies all of the objective planning standards of Gov. Section 65651(a) and (b) is subject to the streamlined, ministerial approval process provided by Gov. Section 65653(a) and (b). Therefore, pursuant to Gov. Section 65583(a)(4)(B) and Public Resources Code Section 21080(b)(1), the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.
 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.

Additional page(s) attached

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
MORE SONG



STAFF TITLE
CITY PLANNER

ENTITLEMENTS APPROVED
Qualified Permanent Supportive Housing Density Bonus and Incentives/Waivers

FEE: RECEIPT NO. REC'D. BY (DCP DSC STAFF NAME)