

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-2023-733-TOC-VHCA-ED1 / Transit Oriented Communities

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

ENV CASE NUMBER
N/A

PROJECT TITLE
1327 West Blvd.

COUNCIL DISTRICT
10 – Heather Hutt

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
1327 S. West Blvd.

Map attached

PROJECT DESCRIPTION:

Additional page(s) attached.

The proposed project is for the construction of a new four-story, 43-foot 6-inch-tall apartment complex with 27 dwelling units, consisting of three (3) Extremely-Low-Income units, 23 Low-Income units, and one (1) market rate manager's unit. The project will have a total floor area of approximately 12,940 square feet and a Floor Area Ratio of 3.76:1. The project proposes no vehicle parking spaces, 28 long-term bicycle parking spaces, and three (3) short-term bicycle parking spaces on the ground floor. There are no trees on-site, and the project does not propose the removal of any trees. The project is required and is proposing 7 on-site 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:
West Towers 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 65915
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

On May 14, 2023, the City of Los Angeles determined based on the whole of the administrative record that the Project is exempt from CEQA pursuant to Public Resources Code Section 21080(b)(1). The project was found to be exempt as a qualified Streamlined Infill Project that satisfies all of the objective planning standards and is therefore subject to the streamlined ministerial approval process provided under Government Code Section 65915. As a Density Bonus housing project that satisfies all the objective planning standards of Government Code Section 65915, 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
City Planning Associate

ENTITLEMENTS APPROVED
Transit Oriented Communities

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021