

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-2023-1303-DB-VHCA-ED1

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER N/A
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PROJECT TITLE 8111-8115 South Western Avenue	COUNCIL DISTRICT 8 – Harris-Dawson
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 8111-8115 South Western Avenue, Los Angeles, CA 90047	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: The project is for the construction of a new four-story, 49 feet and 10 inches to the top of parapet (54 feet to stairwell) residential development with 46 residential dwelling units (including 10 units for Very Low Income Households occupancy and 35 Low Income Households occupancy) and one (1) manager's unit will be provided. The project will have a proposed Floor Area Ratio ("FAR") of approximately 2.4:1 with approximately 21,622 square feet of floor area. As a 100% affordable housing project, exclusive of a manager's unit, no residential parking is required per AB 2345 (Government Code Section 65915(p)(4)) and AB 2097.	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER:
8111 Western LLC

CONTACT PERSON (If different from Applicant/Owner above) Daisy Benicia	(AREA CODE) TELEPHONE NUMBER 213 978 1320	EXT
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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 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: Additional page(s) attached

The Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1).

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 Daisy Benicia 	STAFF TITLE City Planning Associate
ENTITLEMENTS APPROVED Density Bonus	

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as ADM-2023-1363-D8-VHCA-8D

Daisy Bencia Daisy Bencia

Department Representative