

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.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

ADM-2023-3636-DB-HCA-ED1 / Density Bonus

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

N/A

PROJECT TITLE

1725 - 1737 La Cienega Blvd.

COUNCIL DISTRICT

5 - Katy Young Yaroslavsky

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

1725 - 1737 La Cienega Blvd.

Map attached.

PROJECT DESCRIPTION:

The proposed project is for the demolition of existing structures and the construction of a new six-story, 69-foot 6-inch tall mixed-use development with 60 dwelling units, consisting of 59 Low-Income units, and 1 market rate manager's unit. The project will have a total floor area of approximately 35,231 square feet of non-residential Floor Area and 36,000 square feet of Residential Floor Area for total of 71,231 square feet of Floor Area and a Floor Area Ratio of 2:1.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

IKAR, a CA Nonprofit Corporation

CONTACT PERSON (If different from Applicant/Owner above)

Shane Swerdlow

(AREA CODE) TELEPHONE NUMBER

310-838-2400

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 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:

On November 1, 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.

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

Bryant Wu

Bryant Wu

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Density Bonus

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021