

2024 003481



FILED

Jan 05 2024

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by LILLIA MURGUIA

ON January 05 2024

UNTIL February 05 2024

REGISTRAR - RECORDER/COUNTY CLERK

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-2023-4682-DB-VHCA-ED1

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

N/A

PROJECT TITLE

Missouri Apartments

COUNCIL DISTRICT

11 - Park

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

11418 - 11424 West Missouri Avenue Map attached.

PROJECT DESCRIPTION:

The project is the construction of a four-story, 50 feet and 9 inch tall affordable housing project with 44 dwelling units (including 2 Very Low Income units, 34 Low Income units, 7 Moderate Income units, and 1 market-rate manager's unit). The project will have a total floor area of 21,029 square feet and Floor Area Ratio (FAR) of 3.82:1. The project is proposing zero parking through a Waiver of Development Standard.

 Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Steven Scheibe

CONTACT PERSON (If different from Applicant/Owner above)

Anacany Hurtado

(AREA CODE) TELEPHONE NUMBER

(213) 482-7085

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 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 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

Anacany Hurtado

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Density Bonus

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

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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. 2023-4682-DB-VHHA-ED1
By H. H. Anacany Department Representative
H. H. Anacany