

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

DIR-2023-1747-BSA-1A

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-770-SE

PROJECT TITLE

Appeal of Permit Nos. 16010-20000-04655 and 16030-20000-07366

COUNCIL DISTRICT

11 - Park

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

806, 808, 810, and 812 South Main Street; 881 South Abbot Kinney Boulevard

Map attached.

PROJECT DESCRIPTION:

Appeal of Permit Nos. 16010-20000-04655 and 16030-20000-07366

Additional page(s) attached.

NAME OF PERMIT APPLICANT / OWNER:

CPIF WTB, LLC c/o Columbia Pacific Advisors

CONTACT PERSON (If different from Applicant/Owner above)

Juliet Oh

(AREA CODE) TELEPHONE NUMBER

(213) 978-1186

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); CEQA Guidelines Section 15268**

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

The West Los Angeles Area Planning Commission (WLAAPC), in a determination dated January 31, 2024, denied an appeal of the Associate Zoning Administrator's (AZA) action and sustained the AZA's October 2, 2023 decision which did the following:

1. Found, pursuant to Section 12.26 K of the Los Angeles Municipal Code, that the Department of Building and Safety (LADBS) erred or abused its discretion in its determination to issue Permit No. 16010-20000-04655 for the construction of a three-story, mixed use building comprised of a two-story Type V-A hotel and five-unit condominium over a 1-story Type I-A hotel and retail tenant spaces, above two levels of subterranean parking garage, with automobile mechanical lifts and the excavation of soil for the proposed two-level basement parking garage of the proposed three-story mixed-use building;
2. Found, pursuant to Section 12.26 K of the Los Angeles Municipal Code, that the Department of Building and Safety (LADBS) did not err or abuse its discretion in its determination to issue Permit No. 16030-20000-07366 for the excavation of soil for the proposed two-level basement parking garage of the proposed three-story mixed-use building.
3. Adopted The findings.

The West Los Angeles Area Planning Commission has no authority under Los Angeles Municipal Code Section 12.26.K to exercise any discretion to add, modify or deny any existing conditions for the previously approved project to address environmental concerns. Based on this lack of discretion, this action is considered ministerial and is subject to the ministerial exemption set forth in 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

Juliet Oh

STAFF TITLE

Senior City Planner

ENTITLEMENTS APPROVED

WLAAPC action to deny an appeal and sustain the ZA's decision on appeals of issuance of LADBS Building Permit Nos. 16010-20000-04655 and 16030-20000-07366.

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

Project Site – Aerial Map

