

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-2020-7604-SPR-TOC-HCA, VTT-83227-CN-HCA / Site Plan Review, Transit Oriented Communities, and Vesting Tentative Tract Map

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

CASE NUMBER  
ENV-2020-7605-SCPE

PROJECT TITLE  
**905 Beacon**

COUNCIL DISTRICT  
1 – Hernandez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
**905-923 S. Beacon Avenue. 1720 James M. Wood Boulevard**

Map attached.

PROJECT DESCRIPTION:  
The demolition of the existing surface parking lot for the construction, use, and maintenance of a 145-unit mixed-use building that is seven (7) stories, 93 feet in height and contains 119,508 square feet of floor area for a Floor Area Ratio (FAR) of 4.12:1 on an approximately 33,508 net square foot site. The project will reserve 10 percent, or 15 units, for Extremely Low Income Households and is voluntarily reserving 5-percent, or seven (7) units, for Moderate Income Households, for a total of 22 affordable units. The project contains 2,000 square feet of ground floor commercial uses. The project contains 174 residential parking spaces and 10 commercial parking spaces across 2 subterranean levels and 2 above grade levels. The project will also provide 111 bicycle parking spaces, including 12 short-term spaces and 99 long-term spaces. The project proposes to remove three (3) non-protected trees in the right-of-way, including one (1) Australian Willow and two (2) Mexican fan palm trees. Pursuant to LAMC Section 12.21 G, the project will provide 39 new trees, of which (3) will be provided in the right-of-way. Additionally, the project will merge and subdivide seven (7) lots into one (1) ground lot for a maximum of 145 residential condominium units and one (1) commercial unit.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**Aimee Luan, Craig Lawson & Co., LLC.**

CONTACT PERSON (If different from Applicant/Owner above)

(AREA CODE) TELEPHONE NUMBER | EXT.  
**(310) 838-2400**

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) 21155.1
- 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

- See attached SCPE**
- 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  
Marie Pichay 

STAFF TITLE  
City Planning Associate

ENTITLEMENTS APPROVED  
Site Plan Review, Transit Oriented Communities, and Vesting Tentative Tract Map