

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-2023-4971-DB-VHCA-ED1

LEAD CITY AGENCY <b>City of Los Angeles (Department of City Planning)</b>	CASE NUMBER N/A
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PROJECT TITLE 3340 South Shelby Drive	COUNCIL DISTRICT 5 – Yaroslavsky
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) <b>3340 1-86 South Shelby Drive, Los Angeles, CA 90034</b>	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION:  Additional page(s) attached.  
 The project will undergo a change of use from a vacant two-story senior living facility to a 100% affordable housing project with 77 residential dwelling units (including 60 units for Low Income Households occupancy, 16 Moderate Income Households occupancy one, and one (1) market-rate manager's unit). The project will maintain the building height of 31 feet and 2 inches. The project will have a proposed Floor Area Ratio ("FAR") of approximately 1.5:1 with approximately 35,007 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. However, 19 parking spaces are proposed on the site in a subterranean parking garage.

NAME OF APPLICANT / OWNER:  
**Los Angeles CA Senior Property LLC**

CONTACT PERSON (If different from Applicant/Owner above) <b>Monica Taimoori</b>	(AREA CODE) TELEPHONE NUMBER   EXT. <b>(213) 682-6372</b>
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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) )  
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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.

<b>CITY STAFF USE ONLY:</b>	
CITY STAFF NAME AND SIGNATURE <b>Monica Taimoori</b>	STAFF TITLE <b>Planning Assistant</b>

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-2023-4971-DB-VHCA-EDI  
Monica Taimoori Monica Taimoori  
Department Representative