

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-2023-4523-DB-ED1-VHCA

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

N/A

PROJECT TITLE

632 E Washington Blvd

COUNCIL DISTRICT

9 – Price Jr.

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

**632-638 ½ East Washington Boulevard, Los Angeles, CA 90015**

Map attached.

PROJECT DESCRIPTION:

The project is for the construction of a new five-story, 56 foot and 11 inch tall residential development with 71 residential dwelling units (including 55 units for Low Income Households occupancy and 15 units for Moderate Income Households occupancy, and one (1) market-rate manager's unit). The project will have a proposed Floor Area Ratio ("FAR") of approximately 3.65:1 with approximately 35,085 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.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

**Javid Levian**

CONTACT PERSON (If different from Applicant/Owner above)

**Daisy Benicia**

(AREA CODE) TELEPHONE NUMBER

213 978 1320

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:

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.

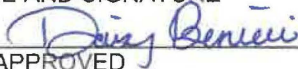
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Daisy Benicia



STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Density Bonus

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

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-2023-4523-DB-ED-HA

Daisy Benicio  
Department Representative