

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-2023-8175-DB-HCA-ED1

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER N/A
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PROJECT TITLE 3716-3718 South Bentley Avenue	COUNCIL DISTRICT 5 – Young Yaroslavsky
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 3716 – 3718 South Bentley Avenue, Los Angeles, CA 90034	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: The project is for the construction of a new 7-story development with 72 residential dwelling units (including 56 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 6.7:1 with approximately 32,510 square feet of floor area. The project requested a waiver to allow zero parking spaces.	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER:
Pirooz Amona

CONTACT PERSON (If different from Applicant/Owner above) Isaiah Ross	(AREA CODE) TELEPHONE NUMBER EXT. (213) 238 7731
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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))

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).	<input type="checkbox"/> Additional page(s) attached
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- 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 Isaiah Ross 	STAFF TITLE City Planning Associate
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ENTITLEMENTS APPROVED
Density Bonus

DISTRIBUTION: County Clerk, Agency Record

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 APM-2023-8175-DB-HCA-ED1

isaiah ross

Department Representative