

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-2023-8022-DB-SPP-VHCA-ED1 / Density Bonus

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

N/A

PROJECT TITLE

1115 North Heliotrope Drive

COUNCIL DISTRICT

13 – Soto-Martinez

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

1115 North Heliotrope Drive

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

The proposed project is for the demolition of an existing single family dwelling and accessory structures; and the construction, use and maintenance of a five-story, 67-foot tall apartment building totaling 46 dwelling units, consisting of 10 units reserved for Moderate Income household occupancy, 35 units reserved for Low Income household occupancy and 1 manager's unit. The project will have a total floor area of approximately 17,241 square feet and a Floor Area Ratio (FAR) of 2.55:1. The project proposes no vehicle parking spaces, 12 long-term bicycle parking spaces, and 12 short-term bicycle parking spaces on the ground floor. The proposed project does not involve the removal of any protected tree or protected shrub and includes four (4) new on-site trees and one (1) new Street Tree. This environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings.

NAME OF APPLICANT / OWNER:

26H 1115 Heliotrope, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Shane Swerdlow

(AREA CODE) TELEPHONE NUMBER

(310) 838-2400 ext. 110

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 Government Code Section 65915

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

On March 11, 2024, the City of Los Angeles determined based on the whole of the administrative record that the Project is exempt from CEQA pursuant to Public Resources Code Section 21080(b)(1). The project was found to be exempt as a qualified Streamlined Infill Project that satisfies all of the objective planning standards and is therefore subject to the streamlined ministerial approval process provided under Government Code Section 65915. As a Density Bonus housing project that satisfies all the objective planning standards of Government Code Section 65915, approval of the project is ministerial and therefore statutorily exempt from CEQA and Public Resources Code Section 21080(b)(1). As such, the project is exempt from additional environmental review.

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

Danalynn Dominguez

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Density Bonus, Project Permit Compliance

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021