

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)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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

Density Bonus, Conditional Use, Project Permit, Certificate of Appropriateness (ZA-2022-5035-DB-CU-SPP-COA-HCA)
 Parcel Map for air-space lots purpose (AA-2022-5036-PMLA)

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-5037-CE

PROJECT TITLE

2645 – 2651 South Menlo Avenue

COUNCIL DISTRICT

8th

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

2645 – 2651 South Menlo Avenue

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

A Density Bonus project to permit a Project in the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay (NSO) District in the RD Zone, that creates six new units with five or more habitable rooms in addition to existing 12 senior housing units, in two airspace lots on one ground parcel, Parcel "A".

NAME OF APPLICANT / OWNER:

2620 Menlo LP

CONTACT PERSON (If different from Applicant/Owner above)

Sara Houghton

(AREA CODE) TELEPHONE NUMBER

(424) 299-4666

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) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **Section 15301 – Class 32**

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 qualifies for a Class 32 Categorical Exemption as it is developed on an infill site and meets the conditions as follows:
 (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a Project Site of no more than five acres substantially surrounded by urban uses; (c) The Project Site has no value as habitat for endangered, rare or threatened species; (d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The Site can be adequately served by all required utilities and public services.

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

Maneri Roman *Maneri Roman*

STAFF TITLE

Planning Assistant

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 2A-2022-5035-DB-CU-SFP-COA-HCA
ENV-2022-5037-CE *Marcus Roman*
Department Representative

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 Office trailer
Maryel Caranick 5/23/2024
Department Representative

Please return to OZA:
200 N. Spring Street, Room 763
Los Angeles, CA 90012