

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

DIR-2019-6738-SPPA-SPP-TOC-SPR-HCA-M1

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-359-CE

PROJECT TITLE

1666 North Vermont Avenue

COUNCIL DISTRICT

4 – Raman

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

1666 North Vermont Avenue (1642-1666 North Vermont Avenue; 4646-4650 West Prospect Avenue; 4685-4697 West Hollywood Boulevard)

Map attached.

PROJECT DESCRIPTION:

The demolition of two (2) commercial structures, a surface parking lot, and a billboard; and the construction, use, and maintenance of a seven-story, 126,770 square-foot, 139-unit mixed-use building providing 104 residential parking spaces and 41 commercial parking spaces. The applicant proposes to grade an export of up to 35,950 cubic yards of earth.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Hollywood 26 Real Estate LLC and Vermont 26 Real Estate LLC, Ben Pirian (Applicant/Owner)

CONTACT PERSON (If different from Applicant/Owner above)

Craig Lawson & Co., LLC (Jim Ries)

(AREA CODE) TELEPHONE NUMBER

310-838-2400

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 15332 / 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

In-fill development meeting the conditions described in CEQA Guidelines 15332: (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. (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

Yamillet Brizuela *Yamillet Brizuela*

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Modification to Project Permit Compliance, TOC Program, Site Plan Review

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021