

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

DIR-2016-4920-SPR-1A

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| LEAD CITY AGENCY City of Los Angeles (Department of City Planning) | CASE NUMBER ENV-2016-4921-CE-1A |
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| PROJECT TITLE The Whitley | COUNCIL DISTRICT 13 – Soto-Martinez |
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| PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 1719-1731 North Whitley Avenue, Los Angeles CA 90028 | <input type="checkbox"/> Map attached. |
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PROJECT DESCRIPTION: Additional page(s) attached.

The project involves the demolition of approximately 22,300 square feet of six (6) existing multi-family residential buildings and the construction of a 10-story, 156-room hotel totaling approximately 99,375 square feet (108,800 gross square feet). The project would provide approximately 122 automobile parking spaces in three subterranean parking levels. The 10th floor of the hotel would include a gym and a roof deck with a pool, firepit, and snack bar. In order to permit development of the project, the City may require approval of one or more of the following discretionary actions: (1) Site Plan Review for a development project of 50 or more guest rooms; and (2) Adoption of the Categorical Exemption. Other ministerial permits such as demolition, grading, excavation, and building permits; and/or discretionary, permits may be necessary in order to execute and implement the project.

NAME OF APPLICANT / OWNER:
Whitley Apartments LLC

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| CONTACT PERSON (If different from Applicant/Owner above) Matthew Hayden | (AREA CODE) TELEPHONE NUMBER (310) 614-2964 | EXT. |
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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) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) **15332**

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 this section. (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:

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| CITY STAFF NAME AND SIGNATURE Michelle Carter  | STAFF TITLE City Planner |
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ENTITLEMENTS APPROVED
Site Plan Review

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| FEE: | RECEIPT NO. | REC'D. BY (DCP DSC STAFF NAME) |
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