

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act 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). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY: Los Angeles Department of City Planning 200 N. Spring Street, Los Angeles, CA 90012	COUNCIL DISTRICT 10
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PROJECT TITLE: 3100 Wilshire	LOG REFERENCE: DIR-2023-3859-TOC-SPR-HCA-1A; VTT-83914-CN-HCA-1A
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PROJECT LOCATION:
3100 West Wilshire Boulevard (3100-3108 West Wilshire Boulevard, 659-663 South Westmoreland Avenue) Los Angeles, CA 90010

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
The project involves the maintenance and reuse of a majority of an existing three-story commercial building and the demolition of all other existing improvements for the construction, use, and maintenance of a new 34-story mixed-use residential and commercial project with 297 residential units, including 33 units set aside for Extremely Low Income households, and approximately 7,110 square feet of commercial space, pursuant to the Transit Oriented Communities (TOC) Guidelines. The project proposes to provide 410 vehicle parking spaces in six subterranean levels and seven aboveground levels (although the project also proposes to utilize the provisions of Assembly Bill 2097 regarding vehicle parking).

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY
3100 Wilshire, LLC

CONTACT PERSON Adam Tartakovsky	AREA CODE 305	TELEPHONE NUMBER 374-5700	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1
	Class _____ Category _____ (City CEQA Guidelines)	
	Class <u>32</u> Section <u>15332</u> (State CEQA Guidelines)	
<input type="checkbox"/> OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)		

JUSTIFICATION FOR PROJECT EXEMPTION:

The Zoning Administrator determined based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 1, Class 32 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE <i>Heather Bleemers</i>	TITLE Senior City Planner	DATE 8/6/2024
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word