

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

AA-2024-2704-PM-HCA; ZA-2024-2705-CU2 / **Preliminary Parcel Map & Class 2 Conditional Use**

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-2706-CE

PROJECT TITLE

1250 West Jefferson Boulevard

COUNCIL DISTRICT

8 - Marqueece Harris-Dawson

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

1250 West Jefferson Boulevard (1200 1-9 – 1270 1-11 West Jefferson Boulevard; 3403-3449 South Vermont Avenue; 1135-1153 West 35th Street)

Map attached.

PROJECT DESCRIPTION: Preliminary Parcel Map to allow for the subdivision of the 5.74-acre site into two ground lots: Lot 1 having 29,191 square feet of lot area (approximately 0.67 acres); and Lot 2 having 219,781 square feet of lot area (approximately 5.05 acres). The proposed subdivision would facilitate the bond financing for the previously approved 100 percent affordable housing project consisting of 122 dwelling units on proposed Lot 1 (ADM-2024-422-DB-HCA-ED1) with proposed Lot 2 maintaining a currently existing 113-unit affordable housing development known as University Gardens. No demolition or new construction is being proposed as part of the requested subdivision. The project is seeking an adjustment to allow a reduction in the northerly side yard of proposed Lot 2, to 9 inches, in lieu of the otherwise required 10 feet, for a distance of 6 feet, 6 inches. In conjunction with the requested Preliminary Parcel Map, the applicant is also requesting a Class 2 Conditional Use (Case No. ZA-2024-2705-CU2) to permit the averaging of density and floor area ratio (FAR) for a unified development across two lots in the C2-2D-CPIO Zone.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Christian Hart, CBG University Gardens, LP

CONTACT PERSON (If different from Applicant/Owner above)

Luciralia Ibarra, Sitio

(AREA CODE) TELEPHONE NUMBER

(213) 324-1736

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 3)

CEQA Guideline Section(s) / Class(es) **15315, Class 15**

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

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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

Trevor Martin

Trevor Martin

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Preliminary Parcel Map & Class 2 Conditional Use

DISTRIBUTION: County Clerk, Agency Record