

COUNTY CLERK 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 § 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-2018-3609-TOC-SPR / Transit Oriented Communities, Site Plan Review

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2018-3610-CE

PROJECT TITLE

11001 Pico

COUNCIL DISTRICT

5 – Yaroslavsky

PROJECT LOCATION

11001 West Pico Boulevard, Los Angeles, 90064

Map attached.

PROJECT DESCRIPTION:

The approved project included development of the Project Site with a five-story multi-family residential building (63,034 square feet, with a maximum height of 55 feet), including 89 residential units, over three levels of subterranean parking with 104 vehicular parking spaces, 75 bicycle parking spaces, and 7,538 square feet of open space. The project contemplated and analyzed a three-level subterranean garage with 22,791 cubic yards of dirt export. A Class 32 Categorical Exemption was previously adopted for the Original Project in 2019 (ENV-2018-3610-CE). The project has been revised to reduce the subterranean garage from three to two levels, which will reduce the amount of dirt export to 14,075 cubic yards. This NOE is being prepared in conjunction with a discretionary haul route to be approved by the Board of Building and Safety Commission and reflects the updated 14,075 cubic yards of dirt export. Because the revised amount of dirt export is less than the amount analyzed in the prior analysis, exporting 14,075 cubic yards of dirt will not result in a significant impact under CEQA and is consistent with the original Class 32 Categorical Exemption and associated findings.

Additional page(s) attached.

NAME OF APPLICANT/OWNER:

Madison Realty Capital

CONTACT PERSON (if different from Applicant/Owner above)

Dave Rand, Rand Paster & Nelson LLP

(AREA CODE) TELEPHONE NUMBER | EXT.

(213) 557-7222

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

- STATUTORY EXEMPTION(S)
- CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guidelines Section(s) / Class(es) Section 15332/Class 32 Exemption
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

The City of Los Angeles has determined, based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Sections 15332, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

Additional page(s) attached.

- 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

Heather Bleemers



STAFF TITLE

Senior City Planner

ENTITLEMENTS APPROVED

Transit Oriented Communities, Site Plan Review

DISTRIBUTION: County Clerk, Agency Record