

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-2023-5373-TOC/Transit-Oriented Communities Project

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2023-5374-CE

PROJECT TITLE
11208 West Burbank Boulevard

COUNCIL DISTRICT
02

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
11208 West Burbank Boulevard, Los Angeles, CA

Map attached.

PROJECT DESCRIPTION:
The construction, use, and maintenance of a new, seven-story, 31,101 square-foot multi-family building with thirty six (36) one-bedroom dwelling units and six (6) studio dwelling units, including five (5) units set aside for Extremely Low Income (ELI) Households. The project will include twenty-one (21) automobile parking spaces and thirty-one (31) bicycle parking spaces. A Haul Route for the export of 3,592 cubic yards of soil will also be requested.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Mr. QOZ, LLC

CONTACT PERSON (If different from Applicant/Owner above)
Peter Sun

(AREA CODE) TELEPHONE NUMBER | EXT.
(626) 806-6017

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 / 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:
Class 32 – 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
Kevin Golden 

STAFF TITLE
City Planner

ENTITLEMENTS APPROVED
Transit-Oriented Communities (TOC) Project

FEE:
\$4,272

RECEIPT NO.
90271

REC'D. BY (DCP DSC STAFF NAME)
David Urita