

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

DIR-2021-6107-TOC-ZBA-RDP-PHP-HCA / Transit Oriented Communities Affordable Housing Incentive Program, Zone Boundary Adjustment and Redevelopment Plan Project Compliance Review

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

N/A

PROJECT TITLE

**Las Palomas**

COUNCIL DISTRICT

14

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

2201-2207 E. 1<sup>st</sup> Street (1<sup>st</sup> St and Chicago St)

Map attached.

PROJECT DESCRIPTION: The proposed project is for the demolition of the  Additional page(s) attached.

existing interior structure of the building, retention of two existing exterior walls and the construction, use, and maintenance of a four-story multifamily 100-percent affordable residential structure over one subterranean level. The project will contain 79 dwelling restricted affordable studio units and one (1) market-rate manager's unit. The new four-story multifamily residential structure will repurpose the exterior walls of the existing one-story structure and will contain 48,434 square feet of total Floor Area with a Floor Area Ratio of 2.72:1. The floors above the ground floor will be stepped back 5 feet from the perimeter of the building. The project proposes zero automobile parking. The project is providing 62 long-term bicycle stalls, 6 short-term bicycle stalls, and a 100 square foot bicycle repair space located on the ground floor. The project is also providing 6,019 square feet of open space including a community room, fitness room and ground floor outdoor open space. In addition, the project is providing twenty-one 24-inch box trees on site or in the public right-of-way.

NAME OF APPLICANT / OWNER:

**A Community of Friends / Las Palomas Hotel, L.P.**

CONTACT PERSON (If different from Applicant/Owner above)

**Donna Shen Tripp, Craig Lawson & Co., LLC**

(AREA CODE) TELEPHONE NUMBER

(310) 838-2400

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) 21080.27(a)(3) and 21080.27(b)(1)

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es): \_\_\_\_\_

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

Pursuant to Assembly Bill 1197 ("AB 1197") and California Public Resources Code Section 21080.27, as effective on September 26, 2019, the project is a Supportive Housing Project that meets all of the requirements of PRC Section 21080.27(a)(3). Therefore, pursuant to Gov. Section 65651 and Public Resources Code Section 21080.27(b)(1), the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA").

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.

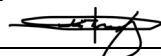
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Chi Dang



STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Transit Oriented Communities Affordable Housing Incentive Program, Zone Boundary Adjustment and Redevelopment Plan Project Compliance Review

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

CITY PLANNER