

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

ZA-2021-9477-ELD-CUB-SPP-DD-SPR/ VTT-83460

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2021-9478-CE

PROJECT TITLE

11611 West Ventura Boulevard Eldercare Facility

COUNCIL DISTRICT

4

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

11611 - 11695 West Ventura Boulevard & 4000 - 4028 Cofax Avenue

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

The Project includes the demolition and removal of all existing uses from the Project Site and development of the site with an eldercare facility for persons 62 years of age or older in two buildings. The Project includes development of a 135,454-square-foot building on the western half of the Project Site (Main Building) to accommodate 140 licensed assisted-living (AL) care dwelling units and a 68,826-square-foot building on the eastern half of the site to accommodate 59 senior independent living dwelling units (IL Building). The Project includes 146 vehicle parking spaces, 21,471 square feet of open space, and the development of an approximately 1,941-square-foot publicly accessible, privately-owned and maintained, local-serving "Pocket Park" at the northwest corner of the Project Site. The project also includes a haul route to allow for the excavation, shoring, stockpiling, and hauling/export of a total of approximately 32,970 cubic yards of soil.

NAME OF APPLICANT / OWNER:

Ryan B. Leong, MG at Studio City, LLC

CONTACT PERSON (If different from Applicant/Owner above

Jessica Pakdaman, Rosenheim and Associates

(AREA CODE) TELEPHONE NUMBER

(818) 716-2797

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 33)

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

Additional page(s) attached

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 Section 15332, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

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

Louis Ortega Jr.



STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Eldercare Facility Unified Permit, Conditional Use, Specific Plan Project Permit Compliance, Director's Determination, Site Plan Review, and Vesting Tentative Tract Map

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021