

Notice of Exemption

To:

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 958-3044

County Clerk County of Los Angeles, Business filings
12400 E Imperial Hwy., #1201
Norwalk, CA 90650

From:

County of Los Angeles
Dept. of Regional Planning
320 W Temple Street, 13th floor
Los Angeles, CA 90012

Project Title: 15333 Crenshaw Blvd Mixed-Use Development

Project Applicant: Julio Vargas

Project Location – Specific: 15333 Crenshaw Boulevard, Gardena, CA 90249

Project Location – City: Unincorporated Alondra Park

Project Location – County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

On March 19, 2025, the Director of Planning approved an Administrative Housing Permit and Ministerial Site Plan to authorize a 253-unit apartment building with an affordable housing set-aside. Of the 253 units, 8 units are set-aside for extremely low-income households earning up to 30% of the Area Median Income (AMI), 7 units are set-aside for very low-income households earning up to 50% AMI, and 8 units are set-aside for lower income households earning up to 80% AMI. The project includes 99 parking spaces. Maximum project height is 90 ft. Setbacks provided include a 2-foot 3-inch front yard setback, a 5-foot corner side yard setback along Crenshaw Blvd, a 3-foot 9-inch corner side yard setback along Eriel Ave, and a 5-foot 5-inch rear yard setback.

Name of Public Agency Approving the Project: Los Angeles County Department of Regional Planning

Name of Person or Agency Carrying Out Project: Julio Vargas

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemption. State code number: _____
- Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects.
State type and section number: _____

Reasons why project is exempt:

The Project is not subject to the California Environmental Quality Act ("CEQA") because project approval is ministerial and thereby exempt from CEQA pursuant to Public Resources Code section 21080(b)(1) and section 15268 of the State CEQA Guidelines (Title 14, Cal. Code Regs., Chapter 3, §§ 15000-15387). The applicant has met and substantiated the requirements for an Administrative Housing Permit pursuant to Title 22 of the County Code.

Lead Agency Contact Person: Diana Gonzalez

Area code/Telephone/Extension: (213) 974-6411

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project Yes No

Signature:  Date: 3/20/2025 Title: Supervising Regional Planner

- Signed by Lead Agency
- Signed by Applicant