

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-2024-3989-DB-CDO-HCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-3990-CE

PROJECT TITLE

7111 – 7115 West Manchester Avenue

COUNCIL DISTRICT

11 – Park

PROJECT ADDRESS

7111 – 7115 West Manchester Avenue

PROJECT DESCRIPTION:

Additional page(s) attached.

The demolition and removal of one commercial building, and the construction, use, and maintenance of a new six-story residential building, 69 feet, 4 inches in height, containing a total of 29 dwelling units with three (3) units reserved for Very Low Income Households, and 499 square feet of ground floor commercial space. The project will have one ground level and one subterranean level that will contain a total of 26 residential vehicle parking stalls. The project will provide a total of 35 bicycle parking stalls including, 30 long-term, and five (5) short-term parking stalls. The project involves the grading and export of approximately 2,700 cubic yards of soil from the site.

NAME OF APPLICANT / OWNER:

c/o Rick Dreyfus, Manchester MF, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Matthew Hayden, Hayden Planning

(AREA CODE) TELEPHONE NUMBER

(310) 614-2964

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) Sec. 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

In-fill development meeting the conditions described in this section. (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

Alice Okumura *Alice Okumura*

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Transit Oriented Communities, Community Design Overlay Plan Approval