

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 CPC-2024-5977-DB-VHCA	SCH NUMBER
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LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2024-5978-CE
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PROJECT TITLE 361 N. La Brea Avenue	COUNCIL DISTRICT 5 – Katy Young Yaroslavsky
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 361 N. La Brea Avenue	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: The proposed project involves the demolition of an existing car rental facility and parking lot for the construction of a new 40,505 square foot, 75 foot tall (82-foot 2-inches as measured to the top of the elevator tower), 6-story, 40 unit, mixed-use building containing five (5) units set aside for Very Low-Income households. The project proposes 2,143 square feet of ground floor commercial area, 16 vehicular parking stalls, 43 bicycle parking spaces, and 4,832 square feet of Open Space. The project proposes the planting of 6 Street Trees. The project considered will assume the worst-case scenario of removal of all street trees. However, this analysis gives no right to the applicant to remove any street tree. No street trees may be removed without prior approval of Urban Forestry based on compliance with LAMC Section 62.169 and 62.170 and applicable findings.	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER: 361 La Brea LLC Samuel Einhorn

CONTACT PERSON (If different from Applicant/Owner above) Daniel Ahadian NUR – DEVELOPMENT CONSULTING	(AREA CODE) TELEPHONE NUMBER EXT. (310) 339-7344
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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: Project is characterized as an 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 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. <input checked="" type="checkbox"/> None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project. <input type="checkbox"/> 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.	<input checked="" type="checkbox"/> Additional page(s) attached
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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 Bryant Wu <i>Bryant Wu</i>	STAFF TITLE City Planning Associate
ENTITLEMENTS APPROVED Density Bonus	