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	SCH NUMBER
DIR-2019-6738-SPPA-SPP-TOC-SPR-HCA-M1-1A	2024051221
LEAD CITY AGENCY **City of Los Angeles (Department of City Planning)**	CASE NUMBER ENV-2024-359-CE-1A
PROJECT TITLE 1666 North Vermont Avenue	COUNCIL DISTRICT 4 – Raman

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) d ☐ Map attached.

1666 North Vermont Avenue (1642-1666 North Vermont Avenue; 4646-4650 West Prospect Avenue; 4685-4697 West Hollywood Boulevard)

PROJECT DESCRIPTION: ☐ Additional page(s) attached.

The demolition of two (2) commercial structures, a surface parking lot, and a billboard; and the construction, use, and maintenance of a seven-story, 126,770 square-foot, 139-unit mixed-use building providing 104 residential parking spaces and 41 commercial parking spaces. The applicant proposes to grade an export of up to 35,950 cubic yards of earth.

NAME OF APPLICANT / OWNER:

Hollywood 26 Real Estate LLC and Vermont 26 Real Estate LLC, Ben Pirian (Applicant/Owner)

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Craig Lawson & Co., LLC (Jim Ries)	**310-838-2400**

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 project is exempt because it involves the development of new 139-unit mixed-use building. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: as analyzed in the 1666 North Vermont Avenue Project Categorical Exemption (dated April 2024), the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: Per ZIMAS the proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. Most adjacent lots are developed with multi-family structures and neighborhood-serving uses, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Hollywood Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC, with the approval of the TOC incentives. The project is not unusual for the vicinity of the site and is similar in scope to other existing residential uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is not located in the Very High Fire Hazard Severity Zone. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.

☒ 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	STAFF TITLE
Yamillet Brizuela Yamillet Brizuela	City Planning Associate

ENTITLEMENTS APPROVED
Modification to Project Permit Compliance, TOC Program, Site Plan Review

DISTRIBUTION: County Clerk, Agency Record
Rev. 9-17-2025