

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-2022-6462-TOC-VHCA/ Transit Oriented Communities Affordable Housing Incentive Program

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER DIR-2022-6462-TOC-VHCA ENV-2022-6463-CE
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PROJECT TITLE 4101 Exposition	COUNCIL DISTRICT 10
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
 4101-4119 Exposition Boulevard at Buckingham Road

PROJECT DESCRIPTION: Additional page(s) attached.
 The project is for the construction of a new five-story, 62-foot 6-inch tall residential development with 36 residential dwelling units (including three (3) units for Extremely Low Income Households, one (1) unit for Very Low Income Household, and one (1) unit for Low Income Household). The project will have a Floor Area Ratio ("FAR") of approximately 3.6:1 with approximately 40,306 square feet of floor area. The project will provide 28 vehicular parking spaces in a single-level parking garage and bicycle parking in accordance with LAMC Section 12.21 A.16. The existing ten multi-family units on-site are proposed to be demolished.

NAME OF APPLICANT / OWNER:
 AEI Expo OZ Fund, LLC c/

CONTACT PERSON (If different from Applicant/Owner above) Alix Wisner	(AREA CODE) TELEPHONE NUMBER 310-209-8800	EXT.
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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: Additional page(s) attached
 Based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Section 15303, (Conversion of Small Structures), and that there is no substantial evidence demonstrating that an exception 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 <i>Kyle Winston</i>	STAFF TITLE City Planner
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ENTITLEMENTS APPROVED
ToC

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as City Planner

Ray Winter
Department Representative