

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-2024-4955-TOC-HCA / TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-4956-CE

PROJECT TITLE

KTOWN LOFTS

COUNCIL DISTRICT

1

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

1134-1138 South Berendo Street

☐ Map attached.

PROJECT DESCRIPTION:

Transit Oriented Communities Affordable Housing Incentive Program along with three (3) Additional Incentives for a Tier 3 project with a total of 45 dwelling units, including five (5) units reserved for Extremely Low Income.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Mohammed Zaveri, Link Development, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Mohadib Ahmad, Rex Developments, LLC

(AREA CODE) TELEPHONE NUMBER

323.688.3905

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☒ 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

Michelle Carter

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Transit Oriented Communities Project

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

Please return to EPS:
200 N. SPRING ST., RM 763
LOS ANGELES, CA 90012

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 Administrative Clerk
Nora Morales 11/25/2024
Department Representative



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

Class 32 CEQA Exemption

1134–1138 South Berendo Street

Case Number: ENV-2024-4956-CE

Project Addresses: 1134–1138 South Berendo Street

Community Plan Area: Wilshire

Council District: 1

Project Description: The proposed project is the construction, use, and maintenance of a new, six-story, 37,537 square-foot residential building with 45 dwelling units, including five (5) dwelling units set aside for affordable housing (or 10% of the proposed density). The five (5) units will be reserved is for Extremely Low Income (ELI) Households. The building will be constructed with five (5) residential levels above one (1) ground floor level of parking spaces, main lobby, office, gym, residential units and trash and recycling areas; and one (1) basement level of parking spaces, and utilities including the electrical room. The project includes 13 studio units, 16 one-bedroom units, 10 two-bedroom units, five (5) three-bedroom units, one (1) four-bedroom unit, and a total of 5,276 square feet of open space for residents.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

The City of Los Angeles
Department of City Planning

APPLICANT:

Mohammed Zaveri
Link Development, LLC

JUSTIFICATION FOR PROJECT EXEMPTION

CASE NO. ENV-2024-4956-CE

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The proposed project is the construction, use, and maintenance of a new, six-story, 37,537 square-foot residential building with 45 dwelling units, including five (5) dwelling units set aside for affordable housing (or 10% of the proposed density). The five (5) units will be reserved is for Extremely Low Income (ELI) Households. The building will be constructed with five (5) residential levels above one (1) ground floor level of parking spaces, main lobby, office, gym, residential units and trash and recycling areas; and one (1) basement level of parking spaces, and utilities including the electrical room. The project includes 13 studio units, 16 one-bedroom units, 10 two-bedroom units, five (5) three-bedroom units, one (1) four-bedroom unit, and a total of 5,276 square feet of open space for residents. Pedestrian access is located on Berendo Street. As a housing development project and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The project requires the following:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,31, a Director's Determination for the construction, use and maintenance of a 37,537 square foot, residential building with 45 dwelling units, including five (5) dwelling units set aside for affordable housing (or 10% of the proposed density) the five (5) units will be reserved is for Extremely Low Income (ELI) Households, Transit-Oriented Communities project.

Implementation of the California Environmental Quality Act

Pursuant to Section 21084 of the Public Resources Code, the Secretary for the Natural Resources Agency found certain classes of projects not to have a significant effect on the environment and declared them to be categorically exempt from the requirement for the preparation of environmental documents.

The project meets the conditions for a Class 32 Exemption found in CEQA Guidelines, Section 15332 (In-Fill Development Projects), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 apply.

Conditions for a Class 32 Exemption

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- 1) 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;
- 2) The proposed developed occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- 3) The project site has no value as habitat for endangered, rare, or threatened species;
- 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and

- 5) The site can be adequately served by all required utilities and public services.

The project is located within the Wilshire Community Plan which designates the subject property for High Medium Residential land uses with a corresponding zone of R4. The subject property is zone R4-1VL. The project is consistent with the applicable general plan land use designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.271 acres in size. Lots adjacent to the subject properties are developed with the following urban uses: residential and educational structures. The subject property is currently developed with residential structures and accessory structures and is surrounded by development and therefore is not, and has no value as a habitat for endangered, rare or threatened species. No street tree or protected tree may be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The project would not result in any significant effects related to traffic, noise, air quality, or water quality.

- The project will be subject to Regulatory Compliance Measures, which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater conditions, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.
- Construction and operational noise levels would not have a significant impact. Based on a review of similar projects, the project would not create significant levels of construction or operational emissions, nor toxic air contaminants. In addition, the project would not result in significant impacts to water quality.
- A Noise Technical Memorandum dated August 2024 was prepared by Terry A. Hayes Associates Inc. for the proposed project which determined that the project would not result in significant noise effects.
- An Air Quality Technical Memorandum dated August 2024, was prepared by Terry A. Hayes Associates Inc. for the proposed project which determined that the project would result in less than significant air quality impacts.

The project site will be adequately served by all public utilities and services given that the construction of a six-story, 37,537 square feet, residential building with 45 dwelling units will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all the Criteria for the Class 32.

Exceptions to Categorical Exemptions

There are six (6) exceptions to categorical exemptions must be considered in order to find a project exempt from CEQA: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The project is not located on or near any environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. There is not a succession of known projects of the same type and in same place

as the subject project. The project would not reasonably result in a significant effect on the environment due to unusual circumstances. The project is not located near a State Scenic Highway. The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity is identified as an active hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register or Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.