

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-2024-1532-DB-VHCA

SCH NUMBER

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2024-1534-CE

PROJECT TITLE
17829 Halsted Street

COUNCIL DISTRICT
12

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
17829 Halsted Street

Map attached.

PROJECT DESCRIPTION:
The project involves the construction, use, and maintenance of a new five-story, 63 feet in height, 100 percent Affordable Housing building, containing a total of 232 dwelling units with 47 units set aside for Moderate Income, 184 units for Low Income, and 1 unit restricted as a market rate manager's unit. The project will contain approximately 143,010 square feet of floor area and will provide a total of 11,650 square feet of open space comprised of a courtyard, roof deck, and recreation rooms. The project will have one subterranean level of parking that will contain a total of 63 vehicle parking stalls and 147 bicycle parking spaces. Two street trees and four Protected Trees are proposed for removal and replacement.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Leonn Benrimon, Uncommon Developers

CONTACT PERSON (If different from Applicant/Owner above)
Olivia Joncich, Rand Paster & Nelson LLP

(AREA CODE) TELEPHONE NUMBER | EXT.
(213) 557-2703

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) Class 32
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

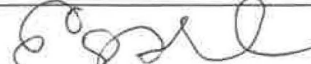
JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

- 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
Esther Ahn 

STAFF TITLE
City Planner

ENTITLEMENTS APPROVED
Density Bonus