

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)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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-2024-5659-TOC-HCA / Transit Oriented Communities

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-5660-CE

PROJECT TITLE

2911, 2911 ½, 2913, 2913 ½, 2913 ¾ East Cesar Chavez Avenue

COUNCIL DISTRICT

14 – Jurado

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

2911, 2911 ½, 2913, 2913 ½, 2913 ¾ East Cesar Chavez Avenue

☐ Map attached

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The Project involves the demolition of existing residential structures and the construction, use, and maintenance of a new six-story, 28-unit residential building of which three (3) dwelling units will be reserved for Extremely Low Income Households. The project will comprise of a floor area of 20,585 square feet and a maximum building height of 74 feet. The project will provide a total of 30 bicycle parking spaces; 3 short-term bicycle spaces and 27 long-term bicycle spaces. The Project will not remove any protected trees.

NAME OF APPLICANT / OWNER:

Ilan Mishan / Michal Mishan, Neo Investment Group, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Sima Ashoori, Del Arch Design Inc

(AREA CODE) TELEPHONE NUMBER

EXT.

(847)877-3036

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

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 the 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.

☒ 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

David Woon

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Transit Oriented Communities

FEE:

RECEIPT NO.

REC'D. BY (DCP DSC STAFF NAME)

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019