

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
CPC-2024-5389-DB-CU3-HCA / Density Bonus and Conditional Use

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

CASE NUMBER
ENV-2024-5390-CE

PROJECT TITLE
Washington Marina Apartment Project

COUNCIL DISTRICT
11

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
13475 – 13485 West Beach Avenue, 13474 – 13481 West Washington Boulevard

Map attached

PROJECT DESCRIPTION:
The Project involves the demolition of a one-story commercial building for the construction, use, and maintenance of a 79-unit mixed-use lot development, including 21 units reserved for affordable housing and 2,723 square feet of retail space. The Project will encompass a floor area of 90,640 square feet and will have a maximum building height of 76 feet and 6 inches. In total the Project will propose 57 vehicular parking spaces and 96 bicycle parking spaces. The Project will be construction within the jurisdiction of the City of Los Angeles and Culver City. The portions of the Project Site located in the City of Los Angeles will provide 64 dwelling units of which 16 units will be reserved for Very Low Income Households, and 833 square feet of retail space. The portions of the Project site located in Culver City will provide 15 dwelling units of which 5 units will be reserved for Very Low Income, Moderate Income, and Work Force Households, and 1,898 square feet of retail space. The Project would not remove any protected street trees.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Brian Poliquin, PK Architecture / Washington Marina Apartments LLC (Michael Librush)

CONTACT PERSON (If different from Applicant/Owner above)
Jesi Harris, Brian Silveira & Associates

(AREA CODE) TELEPHONE NUMBER | EXT.
(704) 277-7332

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))

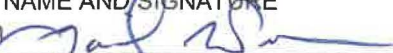
JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

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
Density Bonus, Conditional Use

FEE: _____ RECEIPT NO. _____ REC'D. BY (DCP DSC STAFF NAME) _____