

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-2022-4518-TOC-HCA / Transit Oriented Communities Affordable Housing Incentive Program

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

CASE NUMBER
ENV-2022-4519-CE

PROJECT TITLE
11112 West Burbank Boulevard

COUNCIL DISTRICT
2 - Adrin Nazarian

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
11112 West Burbank Boulevard (5558 – 5562 North Fulcher Avenue)

PROJECT DESCRIPTION: Additional page(s) attached.
Construction of a new, five-story, 19,237 square-foot mixed-use building with 12 dwelling units, including two (2) dwelling units set aside for Extremely Low Income Households and 300 square feet of ground floor commercial space. The building will be constructed with four (4) residential levels above one (1) ground floor level of commercial space and parking and one (1) level of subterranean parking. The project includes a total of 2,050 square feet of open space for residents with a maximum floor area ratio (FAR) of 2.75:1.

NAME OF APPLICANT / OWNER:
Al Leibovic, Yaya Burbank, LLC.

CONTACT PERSON (If different from Applicant/Owner above) (AREA CODE) TELEPHONE NUMBER | EXT
Armin Gharai 818.758.0018

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) **Section 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  STAFF TITLE
Michelle Carter **City Planner**

ENTITLEMENTS APPROVED
Transit Oriented Communities Affordable Housing Incentive Program