

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-2024-7465-DRB-SPPC-WDI-HCA and / Specific Plan Project Compliance, Waiver of Dedication and Improvement

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2024-7466-SE
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PROJECT TITLE 715 South Hudson Avenue	COUNCIL DISTRICT CD 5 – Yaroslavsky
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 4750-4780 Wilshire Boulevard 715-729 South Hudson Avenue (8th Street and Hudson Avenue)	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: The project is for the demolition of an existing surface parking lot and the construction, use and maintenance of a new two (2)-story, 38,825 square foot multifamily residential building with a total of fifty (50) dwelling units on a 138,098 square foot lot.	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER:
4750 Wilshire Boulevard (LA), LLC

CONTACT PERSON (If different from Applicant/Owner above) Michael Gonzales	(AREA CODE) TELEPHONE NUMBER EXT. (213) 279-6966
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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) 21080.66


CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
 CEQA Guideline Section(s) / Class(es) _____

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
 The project is eligible for a statutory exemption under California Public Resource Code Section 21080.66. Please see the attached Statutory Exemption Justification for more details.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

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 RICARDO VAZQUEZ 	STAFF TITLE CITY PLANNING ASSOCIATE

ENTITLEMENTS APPROVED

Specific Plan Project Compliance, Waiver of Dedication and Improvement (partially approved)

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA



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MAYOR

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DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-7466-SE

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Statutorily Exempt under California Public Resource Code Section 21080.66.

A project qualifies for a Statutory Exemption if it is developed as a Housing Development Project as defined as 65905.5(b) of the California Government Resource Code and meets the following eligibility criteria and procedural requirements:

Eligibility Criteria

- (a) Site is 20 acres or less.
- (b) Site is previously developed or 75 percent of the perimeter of the site adjoins parcels developed with urban uses.
- (c) Project is consistent with General Plan and Zoning; if the plan or zone is inconsistent, then consistent with the plan or the zoning.
- (d) Density is 15 dwelling units per acre (for the City of Los Angeles) or more.
- (e) Site is not located within, farmland, wetlands (as defined by the U.S. Fish and Wildlife Service), very high fire hazard severity zone unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5, earthquake fault zone, special flood plain, floodway, habitat conservation plan, habitat for protected special status species, conservation easement
- (f) Not demolishing designated historic resources.
- (g) No portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).

Procedural Requirements

- (a) Tribal Notification/Consultation

- (b) Condition for Phase I Environmental Site Assessment (ESA) and if necessary, mitigation is necessary
- (c) Conditions added to housing within 500 feet of freeway.

Project Description

ELIGIBILITY CRITERIA (SITE AND Environmental)

- (a) Site is 20 acres or less.

The project site is approximately 3.16 acres per the Zoning Information & Map Access System (ZIMAS).

- (b) Site is previously developed or 75 percent of the perimeter of the site adjoins parcels developed with urban uses.

The norther portion of the lot is zoned CR(PKM)-1 and has an existing mixed-use structure that was built in 1984 (LADBS reference no. 1984LA95470), which was originally an office building, and was issued a Certificate of Occupancy on December 3, 1982 (LADBS reference no. 1984LA86233). The Department of City Planning issued a Letter of Determination on July 27, 2022, granting the conversion of office to residential space to allow 68 dwelling units.

The proposed 50-unit two (2)-story multifamily residential structure would be located on a portion of the lot that is zoned RD3-1 and contains a surface parking lot. The lot is entirely surrounded by urban uses. Adjacent properties to the north, across Wilshire Boulevard, are zoned CR(PKM)-1 and are developed with multi-story office buildings. Adjacent property to the east, across Hudson Avenue, is zoned CR(PkM)-1 and RD3-1 and is developed with a multi-story office building and a vacant portion, which was entitled for a multifamily development project. Adjacent properties to the south, across 8th Street, are zoned R1V3-RG and are developed with single-family dwellings. Adjacent property to the west, across Keniston Avenue, is zoned CR(PKM)-1 and RD3-1 and is developed with an office building and multi-family structures.

- (c) Project is consistent with General Plan and Zoning; if the plan or zone is inconsistent, then consistent with the plan or the zoning.

The project is located in the Wilshire Community Plan and the Park Mile Specific Plan. The site is comprised of one (1) existing lot located along the southerly side of Wilshire Boulevard between Hudson and Keniston Avenues, north of 8th Street. The Wilshire Community Plan designates the subject site with a General Plan Land Use designation of General Commercial and Low Medium II Residential with corresponding zones C1.5, C2, C4, RAS3, and RAS4 and RD1.5, RD2, RW2, and RZ2.5 Zone. The subject lot is in an OC-2 Opportunity Corridor Incentive Area.

The project is utilizing a ministerial process to receive incentives through the Mixed Income Incentive Program for sites within an Opportunity Corridor to achieve the proposed density. The project has also filed for a Specific Plan Project Permit Compliance to ensure that the project meets the objective zoning standards found in the Park Mile Specific Plan. The project meets the standards for increases in density, as well as parking relief and other applicable incentives for projects in an OC-2 zone utilizing the Mixed Income Housing Incentive Program. Additionally, the project complies with the Park Mile Specific

Plan. Therefore, the project is consistent with the General Plan, and complies with local zoning, including the Park Mile Specific Plan.

- (d) Density is 15 dwelling units per acre (for the City of Los Angeles) or more.

The project is proposing 50 units on a 3.16-acre site, which is 15.82 units per acre.

- (e) Site is not located within, farmland, wetlands (as defined by the U.S. Fish and Wildlife Service), very high fire hazard severity zone unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5, earthquake fault zone, special flood plain, floodway, habitat conservation plan, habitat for protected special status species, conservation easement

The project is not located within farmland, wetland, a very high fire hazard severity zone, a hazardous waste site listed pursuant to PRC 65962.5, an earthquake fault zone, a special flood plain, a floodway, a habitat conservation plan, a habitat for protected special status species, or a conservation easement.

- (f) Not demolishing designated historic resources.

The proposed 50-unit residential project does not involve the demolition of a designated historic resource. The location of the proposed project is an existing surface parking lot.

- (g) No portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).

The proposed project is for a 50-unit multifamily residential building and is not for a hotel, motel or any other transient lodging.

PROCEDURAL CRITERIA

- (a) Tribal Notification/Consultation

The City has met the tribal notification and consultation requirement as evidenced in the case file. This includes the City providing formal notification via certified mail to each California Native American Tribe that is traditionally and culturally affiliated with the project as an invitation to consult on the proposed project, its location, and the project's potential effects on tribal cultural resources. Additionally, this includes adhering to the requisite number of days for a tribe to request consultation and to accept the invitation to consult, and the City to initiate and close consultation

- (b) Condition for Phase I Environmental Site Assessment (ESA) and if necessary, mitigation is necessary

As part of City Planning written approval, the project will be conditioned to provide a Phase 1 Environmental Site Assessment (ESA) prior to any building permit issuance. If any hazardous conditions are found, proper mitigation to current federal and state standards will be required.

- (c) Conditions added to housing within 500 feet of freeway.

The subject site is not within 500 feet of a freeway and therefore, this condition does not apply.