

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-2025-4948-ADJ/ Adjustment

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-4949-CE

PROJECT TITLE

318 West 9th Street

COUNCIL DISTRICT

CD 14 - Jurado

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

Map attached.

318 West 9th Street (318, 320, 322, 326, 328 West 9th Street; 900, 902, 904, 906 South Olive Street)

PROJECT DESCRIPTION:

Additional page(s) attached.

The proposed project involves an Adjustment from LAMC Section 12.22-A,26(i)(1) to permit an average floor area of 349 square feet in lieu of the required 750 square feet with a minimum floor area of 295 square feet in conjunction with the adaptive reuse of the existing commercial office building into 231 residential dwelling units with 4,223 square feet of commercial space.

NAME OF APPLICANT / OWNER:

Michael Weinstein, AIDS Healthcare Foundation

CONTACT PERSON (If different from Applicant/Owner above)

Carol Zagaria, Pacific Crest Consultants

(AREA CODE) TELEPHONE NUMBER

818-591-9309

EXT.

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) CEQA Guidelines 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

The project is exempt because it involves the adaptive reuse of an existing commercial building. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The project is not located within a hillside area and it is not within the Santa Monica Mountains Zone, and there is no exterior construction proposed. (b) Cumulative Impact: The proposed project includes interior improvements. The approval includes an adjustment to allow a reduced size average square footage for each dwelling unit. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. All adjacent lots are developed with commercial buildings and residential structures. The project site is located in a typical urbanized area of the Downtown Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC, with the approval of the adjustment. The project is not unusual for the vicinity of the site and is similar in scope to other existing residential and commercial uses in the area. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is identified or eligible as a historical resource. The project will be renovated pursuant to the Adaptive Reuse Program, the California Historic Building Code, the Secretary of Interior's Standards for the Treatment of Historic Properties and Department of Building and Safety guidelines. The project will not cause a substantial adverse change in the significance of a historical resource.

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

Michelle Cartel



STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

ADJUSTMENT

DISTRIBUTION: County Clerk, Agency Record **Rev. 9-17-2025**