

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

**ADM-2023-3251-DB-HCA / Density Bonus**

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

N/A

PROJECT TITLE

**Catalina Apartments**

COUNCIL DISTRICT

10 – Hutt

PROJECT ADDRESS

**954 South Catalina Street**

PROJECT DESCRIPTION:

Additional page(s) attached.

The proposed project involves the construction, use, and maintenance of a new six-story residential building containing 17 dwelling units, including three (3) units reserved for Low Income Households. The proposed building will encompass 12,854 square feet of floor area, resulting in a floor area ratio (FAR) of 3.55:1. Of the 17 units proposed, four (4) units will be studios, 10 will be one-bedroom units, and three (3) will be two-bedroom units. The project will have one (1) subterranean parking level and will provide 10 vehicle parking stalls.

NAME OF APPLICANT / OWNER:

**Rod Fermin, Catalina 19, LLC**

CONTACT PERSON (If different from Applicant/Owner above)

**Vanessa Delgado, Azure Development**

(AREA CODE) TELEPHONE NUMBER

**(323) 477-1160**

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

- STATUTORY EXEMPTION(S) California Government Code Section 65651 and Public Resource Code Section 21080(b)(1) and 21080.27(b)(1)  
Public Resources Code Section(s) \_\_\_\_\_
- 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 statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1).

- 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

Trevor Martin

*Trevor Martin*

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Density Bonus