

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-2026-1294-TOC-HCA / Transit Oriented Communities Affordable Housing Incentive Program

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-1295-CE

PROJECT TITLE

2941 – 2947 West 8th Street

COUNCIL DISTRICT

1 - Hernandez

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

2941 – 2947 West 8th Street

Map attached.

PROJECT DESCRIPTION:

The project involves the demolition of a single family building and a four-unit multifamily structure built, as well as the construction use and maintenance of a 7-story multifamily building with 21 automobile parking spaces located on the ground floor and in a subterranean floor. The project will be a maximum of 80 feet and one-inch in height, will contain 45,723 feet of floor area and will have a maximum Floor Area Ratio (FAR) of 5.4:1. The project will contain 55 dwelling units, six (6) of which will be reserved for Extremely Low Income Households.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Westmoreland Los Angeles, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Randy Itaya, JPark Architects

(AREA CODE) TELEPHONE NUMBER

(661) 478-8948

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 development of one 7-story multifamily 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 or within the Santa Monica Mountains Zone, as analyzed in the Zone Information and Map Access System (ZIMAS, accessed on February 17, 2026). The subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are no concurrent approved or pending projects or haul routes within the same place of the project site that would cause a significant cumulative impact to the neighborhood. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. All adjacent lots are developed with multi-family structures and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Wilshire 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 a reduced rear yard and sideyard setbacks as well as reduced open space requirements per the Transit-Oriented Communities Housing Incentive Program. The project is not unusual for the vicinity of the site, and is similar in scope to other existing residential uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is not located in the Very High Fire Hazard Severity Zone. (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 not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.

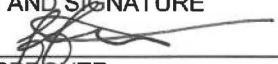
None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

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

Filomena Fuchs



STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

TOC BASE AND ADDITIONAL INCENTIVES

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

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as

ENV-2025-1295-CE



Department Representative

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-1295-CE

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 Categorical Exempt under Article 19, Section 15332, Class 32.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (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; and
- (e) The site can be adequately served by all required utilities and public services.

Project Description

The project involves the demolition of a single family home built circa 1912 (LADBS Permit Reference No. 1912LA2110) and a four-unit multifamily structure built circa 1923 (1923LA26497), as well as the construction use and maintenance of a new 7-story multifamily building with 21 automobile parking spaces located on the ground floor and in a subterranean floor. The project will be a maximum of 78 feet and nine-inches in height per the zoning code, will contain 45,723 feet of floor area and will have a maximum Floor Area Ratio (FAR) of 5.4:1. The project will contain 55 dwelling units, six (6) of which will be reserved for Extremely Low Income Households. In addition, the project will provide six (6) short term, and 46 long term bicycle parking spaces. The subject property is located in a Tier 3 Transit Oriented Communities Affordable Housing Incentive area, qualified by its proximity to the Major Transit Stop located at Wilshire and Vermont, as specified in the TOC Referral Form (PAR-2024-5866-TOC.). The area is also serviced by the Metro Rapid Line 754 and the Metro Route 66.

There are two (2) street trees along 8th Street that the project proposed to remove due to the placement of the driveway and to allow room for the transformer staging area. The project proposes to provide two (2) street trees for replacement. All together the project proposes 14 new 24-inch street trees. While the project will replace the street trees removed due to construction, it lacks sufficient street frontage to provide the full two for one replacement ratio for street trees. As such, the project will engage the Urban Forestry Division to seek means of compliance with street tree planting requirements.

The project is requesting the following Base and Additional Incentives of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program per Case No. DIR-2025-1294-TOC-VHCA:

Base Incentive

1. 70 percent density bonus

Additional Incentives

1. a 30 percent reduction in the two side yard setback from 10 feet to 7 feet each.
2. a 30 percent reduction in rear yard setback from 19 feet to 15'
3. a 25 percent reduction in the required open space from 5,800 square feet to 4,350 square feet.

CEQA Determination – Class 32 Categorical Exemption Applies

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions as follows. (a) The project is consistent with applicable general plan designations, applicable policies and applicable zoning designations. (b) The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses. (c) The project has no value as a habitat for endangered species, rare or threatened species. (d) Approval of the project would not result in any significant effect relating to traffic, noise, air quality, or water quality. (e) The proposed project has been reviewed by City staff and can be adequately served by all required utilities and public services.

a) The project is consistent with applicable general plan designations, applicable policies and applicable zoning designations.

The project is located within the Wilshire Community Plan which designates the subject property for High Medium Residential land uses with the corresponding zone of R4. The project is consistent with the applicable general plan policies as well as with the applicable zoning designations and regulations.

b) The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.

The project site is wholly within the City of Los Angeles, on a site that is approximately .286 acres in size. Lots adjacent to the subject properties are developed with the following urban uses: two to four story multifamily buildings. The site is currently paved and improved with a single family building and a two-story multifamily building is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species.

c) The project has no value as a habitat for endangered species, rare or threatened species.

The site was previously disturbed and surrounded by development and therefore is not, and

has not value as a habitat for endangered, rare or threatened species. In addition, there are two (2) existing street trees and zero (0) protected trees on site, as identified in the Tree Report dated September 1, 2024, prepared by arborist, Cris Falco(BCMA WE-7490B RCA #557). The project proposes to remove the one existing street trees and replace will provide two new two street trees. In addition, the project proposes 14, 24-inch box trees on-site. Note, no street tree or protected tree may be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this CE, no approvals have been given for any tree removals on-site or in the right-of-way by BPW.

- d) **Approval of the project would not result in any significant effect relating to traffic, noise, air quality, or water quality.**

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a transportation study. Therefore, the project will not have any significant impacts to traffic or transportation. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

The project submitted a Transportation

- e) **The proposed project has been reviewed by City staff and can be adequately served by all required utilities and public services.**

The project site will be adequately served by all public utilities and services given that the construction of a seven (7)-story over one (1) level of subterranean parking residential building totaling 45,723 square feet with 55 dwelling units and 21 automobile parking spaces will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a seven (7)-story over one (1) level of subterranean parking residential building totaling 45,723 square feet with 55 dwelling units and 21 automobile parking spaces in an area zoned and designated for such development. All abutting lots are developed with two to four-story multifamily buildings. The First Unitarian Church, an eligible historic resource is located to the south of the subject property, across 8th Street. There are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park, is not in the vicinity away from the subject site. Therefore the subject site will not create any impacts within a

designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Additionally, the subject site was not identified in the Intensive Historic Resources Survey Wilshire Center and Koreatown Recovery Redevelopment area report as a potential historic resources. The Office of Historic Resources confirmed via email (dated March 11, 2025) that the City did not have any basis to request a Historic Resource Assessment. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.