

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-2023-2337-TOC-HCA-M1-1A / Modification of Entitlement

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2025-6025-CE
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PROJECT TITLE 1925 West Montrose Street	COUNCIL DISTRICT CD 13 – Soto-Martinez
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 1925 West Montrose Street, Los Angeles, CA 90026	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: Additional page(s) attached.
 The proposed project is for the construction, use, and maintenance of a 19-unit residential apartment building that is 5 stories, 67 feet in height, and contains 20,592.3 square feet of floor area for a Floor Area Ratio (FAR) of 3.69:1 on an approximately 8,682.5 square-foot site. The project will reserve 10 percent, or 2 units, of the total 19 units for Extremely Low Income Households. The project will include 23 vehicular parking spaces provided across 1 subterranean parking level and 1 ground floor parking level and 22 bicycle parking spaces, including 20 long-term spaces and 2 short-term spaces. The project requests Additional Incentives under the Transit Oriented Communities (TOC) Program to allow for reduced side yard and rear yard setbacks and increased building height. The subject property contains no protected trees on-site and or in the right-of-way. The project will provide 5 trees, of which 3 are proposed to be in the right-of-way. There will be 2,256 square feet of open space provided as a 543.8 square foot recreation room on the second floor, a 1,312.4 square-foot roof deck, and 400 square feet will be provided as private open space through balconies. In conjunction with the construction of the apartment building, the Project submitted an application for a haul route for the export of approximately 4,263 cubic yards of earth.

NAME OF APPLICANT / OWNER:
James McCann, Montrose Street LLC

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER EXT. (760) 445-7921
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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) _____

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 a 19-unit residential apartment building, as analyzed in the JUSTIFICATION FOR PROJECT EXEMPTION REPORT (dated November 25, 2025). None of the exceptions to the Categorical Exemption under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) 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. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (b) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. All adjacent lots are developed with single-family dwellings, commercial buildings, and 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 Silver Lake – Echo Park – Elysian Valley 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 Transit Oriented Communities Program Incentives. 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. 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. (c) 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. (d) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (e) 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

Erick Morales

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Modification of Entitlement

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