

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)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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
CPC-2024-5548-DB-PR-HCA

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2024-5549-SE

PROJECT TITLE
2930 Sepulveda

COUNCIL DISTRICT
5 - Yaroslavsky

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
2930 - 2936 South Sepulveda Boulevard

Map attached.

PROJECT DESCRIPTION:
6-story, 71 foot tall residential development with 77 dwelling units and 84 parking spaces.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
George Garikian

CONTACT PERSON (If different from Applicant/Owner above)
Rodney Khan

(AREA CODE) TELEPHONE NUMBER | EXT.
818-216-5315

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 AB 130

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

On October 22, 2025, the City of Los Angeles determined based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66. The project was found to be exempt based on the following: The project is less than 20 acres within the boundaries of the City of Los Angeles; The site was previously developed with a commercial use and adjoins other urban uses; The proposed project is consistent with local zoning and the density bonus incentives requested do not render project inconsistent; The proposed project exceeds the minimum density specified by Government Code Section 6583.2(c)(3)(B) and complies with Government Code Section 65913.4(a)(6);The project does not require the demolition of a historic structure, nor does it provide transient lodging.

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
Kyle Winston 

STAFF TITLE
City Planner

ENTITLEMENTS APPROVED
Density Bonus; Waiver of Dedication and Improvements

FEE:

RECEIPT NO.

REC'D. BY (DCP DSC STAFF NAME)