

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
VTT-84053-HCA; DIR-2023-8279-ADJ-TOC-PR-HCA

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2023-8280-SE
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PROJECT TITLE Centro Westlake	COUNCIL DISTRICT CD 1 - Hernandez
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
657 South Westlake Avenue (650-686 South Alvarado Street; 657-693 Westlake Avenue; 2001-2015 West 7th Street; 2000-2032 Wilshire Boulevard)

PROJECT DESCRIPTION: Additional page(s) attached.
Transit-oriented, approximately 1,283,066 square-foot mixed-use development on a site that includes the Westlake/MacArthur Park Metro Station and three (3) adjacent private properties. To accommodate the project, the existing, above-grade retail, office and medical office uses on the three (3) private properties would be demolished (including approximately 23,378 square feet of retail uses, approximately 6,237 square feet of office uses, and approximately 111,321 square feet of medical office uses); and a haul route approval for the export of approximately 300,000 cubic yards of earth materials from the project site. The existing Westlake-MacArthur Park Metro Station would remain and would continue to operate as a Metro Station. In total, the project would include up to 668 residential units (including 234 income-restricted residential units), 300 hotel guest rooms, approximately 105,480 square feet of office uses, approximately 10,000 square feet of medical office uses, and approximately 56,707 square feet of retail uses in two (2) tower buildings with building heights of approximately 600 and 450 feet.

NAME OF APPLICANT / OWNER:
Walter J Company

CONTACT PERSON (If different from Applicant/Owner above) Francis Park, Park & Velayos, LLP	(AREA CODE) TELEPHONE NUMBER EXT. (213) 570-8000
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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) 21080.66.
- 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 qualifies for a Statutory Exemption because it is developed as a Housing Development Project as defined in Section 65905.5(b) of the California Government Code and meets the eligibility criteria and procedural requirements under California Public Resources Code Section 21080.66.

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 Carter



STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Vesting Tentative Tract Map; Adjustment, Transit Oriented Communities, Project Review

DISTRIBUTION: County Clerk, Agency Record [Rev. 9-17-2025](#)