

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
ENV-2026-3548-CE

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2026-3548-CE

PROJECT TITLE

11010 Pico Haul Route

COUNCIL DISTRICT

CD 5 – Young Yaroslavsky

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

☐ Map attached.

10990-11010 W Pico Boulevard Los Angeles, CA 90064 (intersection of Pico Blvd and Military Avenue)

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The project includes the demolition of all existing structures and the new construction of a seven (7)-story, 85-unit mixed use building with two (2) levels of subterranean parking, approximately 3,268 square feet of commercial space, and ancillary open space. The project will include a Haul Route for the export of 11,000 cubic yards of soil.

NAME OF APPLICANT / OWNER:

Hiro Kobayashi, 11010 Pico LLC

CONTACT PERSON (If different from Applicant/Owner above)

Dana Sayles

(AREA CODE) TELEPHONE NUMBER

(310) 204-3500

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 1) it involves the development of an infill project that is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, 2) it occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, 3) it has no value as habitat for endangered, rare or threatened species 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and 5) the site can be adequately served by all required utilities and public services. 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 in a Hillside Area and 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 concurrently approved or pending projects or haul routes within the same place of the project site. There are at least 2 haul routes that are within 500 feet of the project site, but not at the same site. 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. The project is surrounded by adjacent lots which are developed with commercial buildings, mixed-use buildings, multi-family structures, and urban institutional uses, 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 West Los Angeles Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC, with the ministerial approval of Mixed Income Incentive Program Incentives. The project is not unusual for the vicinity of the site, and is similar in scope to other existing residential and mixed use buildings 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

Esther Ahn



STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Standalone Categorical Exemption (CEQA)

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