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
CPC-2025-3079-DB-VHCA

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2025-3081-SE
PROJECT TITLE	COUNCIL DISTRICT
Missouri Apartments	5 - Yaroslavsky

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
10535 West Missouri Avenue / 1847 South Fairburn Avenue (1841 South Fairburn)

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The proposed project is the construction of a six-story, 73-foot-6-inch-tall residential apartment building with 39 dwelling units. The project will be approximately 49,464 square feet in floor area, with a Floor Area Ratio ("FAR") of 4.35:1. The project will provide 66 parking spaces at an at-grade and subterranean parking level. The site is currently improved with an existing duplex (Lot 14) and single-family dwelling (Lot 15), which will be demolished. No (0) protected trees will be removed from the subject site; three (3) existing, non-protected trees will be removed from the site; there is one (1) existing street tree along the public right-of-way; no street trees will be removed; and the project involves a haul route for the export of 6,600 cubic yards of soil.

NAME OF APPLICANT / OWNER:
David Hanasab

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Matthew Hayden – Hayden Planning	(213) 437-3403

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

☒ 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	STAFF TITLE
Julissa Lopez-Hodoyan	Planning Assistant

ENTITLEMENTS APPROVED
N / A

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

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 Planning Assistant

Department Representative

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

NOTIFICATION OF EXEMPTION
JUSTIFICATION FOR PROJECT EXEMPTION
CASE NO. ENV-2025-3081-SE

On November 9, 2026 the Planning Department determined that the subject project is Statutorily Exempt under California Public Resource Code (PRC) § 21080.66 (Assembly Bill [AB] 130, 2025).

A project qualifies for a Statutory Exemption if it is developed as a Housing Development Project as defined as § 65905.5(b) of the California Government Code (Govt. Code) and meets the following eligibility criteria and procedural requirements in PRC § 21080.66 (including as terms are defined in that section):

Site and Environmental Criteria

(a) The Project Site is 20 acres or less.
(b) The Project Site is located within an incorporated municipality or within an urban area.
(c) The Project Site meets any of the following criteria:
    i. Has been previously developed with an urban use.
    ii. At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.
    iii. At least 75 percent of the area within a one-quarter mile radius of the site is developed with urban uses.
    iv. For sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses
(d) The Project is consistent with the applicable General Plan and zoning, and applicable local coastal program. If the General Plan and zoning are inconsistent with one another, the project shall be deemed consistent with both if the project is consistent with one.
(e) The Project's minimum density is 15 dwelling units per acre or more (applicable to the City of Los Angeles in compliance with Government Code § 65913.4(a)(5)).
(f) The Project Site satisfies the requirements of Government Code § 65913.4(a)(6), which require that the site is not located within specified environmentally sensitive areas, which generally includes certain lands that are in or designated the following: the coastal zone, prime farmland or farmland of statewide importance, wetlands (as defined by the U.S. Fish and Wildlife Service), very high fire hazard severity zone, a hazardous waste site listed pursuant to PRC § 65962.5 or by DTSC pursuant to California Health and Safety Code (HSC) § 25356, a designated earthquake fault zone, a special flood hazard area, a regulatory floodway as determined by FEMA, a natural community or habitat conservation plan area, habitat for protected special status species, or land under conservation

easement. *Note, there are specific criteria and a number of exceptions for the areas listed above. Govt. Code § 65913.4(a)(6) should be read in detail to determine eligibility for a project site.*

(g) The Project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project.

(h) For a project that was deemed complete on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed or breakfast inn, or other transient lodging (not including residential hotel; or a resident's use of a unit as short-term lodging after issuance of a certificate of occupancy).

Procedural Requirements

Per PRC § 21080.66, the City must comply with the following general requirements in order to utilize the exemption:

(a) Provide notice to applicable California Native American Tribe and engage in consultation if requested.

(b) Add conditions of approval related to tribal cultural resources during ground-disturbing activities (unless waived by the Tribe; monitoring is only required if the Tribe(s) requests it).

(c) Add conditions of approval related to environmental hazards and hazardous substances, including requiring a Phase I Environmental Site Assessment (ESA).

(d) Add conditions of approval related to protecting indoor air quality if any housing on the project site is located within 500 feet of a freeway.

Project Description

The proposed project is the construction of a six-story, 73-foot-6-inch-tall residential apartment building with 39 dwelling units (including three (3) Very Low-Income units and three (3) Moderate Income units). The project will be approximately 49,464 square feet in floor area with a Floor Area Ratio ("FAR") of 4.35:1. The primary pedestrian entrance is located along Missouri Avenue and will provide direct access to the lobby and mail room. Upper levels include residential units and nine (9) recreation rooms: two (2) on the Second through the Fifth Floor, and one (1) on the Sixth Floor. The project includes nine (9) one-bedroom units, 28 two-bedroom units, and one (1) three-bedroom unit.

Residential amenities are provided in the form of recreation rooms, roof deck, and private balconies. The project will provide 66 parking spaces in an at-grade and subterranean parking level, with one driveway accessed from Missouri Avenue. The project will also provide 34 long-term and three (3) short-term bicycle parking spaces.

The site is currently improved with one (1) one-story duplex, and one (1), one-story single-family dwelling which will be demolished. No (0) protected trees will be removed from the subject site; three (3) existing, non-protected trees will be removed from the site; there is one (1) street trees along the public right-of-way; no street trees will be removed; and the project involves a haul route for the export of 6,600 cubic yards of soil.

As a qualifying Housing Development Project as defined in § 65905.5(b) of the Govt. Code, the project qualifies for the Statutory CEQA Exemption pursuant to PRC § 21080.66 as described below:

SITE AND ENVIRONMENTAL CRITERIA

In reviewing the following criteria, the City relied upon the project files and geographical data files in ZIMAS from official state and City records.

(a) The Project Site is 20 acres or less.

The project site is approximately 0.35 acres pre-dedication, per the Zone Information & Map Access System (ZIMAS).

(b) The Project Site is located within an incorporated municipality or within an urban area.

The site is located within the boundaries of the City of Los Angeles.

(c) The Project Site meets the following criteria: has been previously developed with an urban use.

The site was previously developed with residential structures (one and two stories) since 1938 and 1948-49.

The project site is an infill site in an urbanized area surrounded primarily by multi-family and single-family residential. Properties to the north are zoned R3-1-O, C2-1-VL-O and [Q]C2-1VL-O and include one to five story, single and multi-family residential buildings. Properties to the east are zoned R3-1-O, R1-1-O and RD1.5-1-O and are developed with one- to four-story single and multi-family residential buildings. Properties to the south are zoned R1-1-O and are developed with one-story single-family dwellings.

(d) The Project is consistent with the applicable General Plan and zoning, and applicable local coastal program.

Pursuant to PRC § 21080.66(a)(4): A housing development project shall be deemed consistent with the applicable general plan and zoning ordinance, and any applicable local coastal program, if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent. If the General Plan and zoning are not consistent with one another, the project shall be deemed consistent with both if the project is consistent with one. The approval of a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to Section 65915 of the Government Code shall not be grounds for determining that the project is inconsistent with the applicable general plan, zoning ordinance, or local coastal program.

The site is located in the West Los Angeles Community Plan and has a General Plan Land Use Designation of Medium Residential and is zoned R3-1-O. As shown in the case file, which information is incorporated here by reference, the project is consistent with the applicable West Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations.

The project seeks a density bonus request with four (4) off-menu incentives and one (1) waiver of development standards that are established in the Los Angeles Municipal Code (LAMC). The project meets the requirements of the State and City density bonus law, excluding the incentive and waiver requests to deviate from the LAMC standards. Therefore, the project is consistent with the General Plan, and complies with the local zoning of the site.

(e) The Project's minimum density is 15 dwelling units per acre or more.

The Project proposes 39 dwelling units and the site is 0.35 acres (15,127.11 square feet of lot area), with a proposed density of 111 dwelling units per acre.

(f) The Project Site satisfies the requirements of Government Code § 65913.4(a)(6), subject to criteria and exceptions, which requires that the site is not located within any of the specified environmentally sensitive areas, which generally includes certain lands that are in or designated the following: the coastal zone, prime farmland or farmland of statewide importance, wetlands (as defined by the U.S. Fish and Wildlife Service), very high fire hazard severity zone, hazardous waste site listed pursuant to PRC § 65962.5 or by DTSC pursuant to HSC § 25356, designated earthquake fault zone, special flood hazard area, regulatory floodway as determined by FEMA, a natural community or habitat conservation plan, habitat for protected special status species, or land under conservation easement.

Based on a review of ZIMAS and other applicable sources, the project site is not located within any of the specified environmentally sensitive areas listed in Government Code § 65913.4(a)(6), including the coastal zone, farmland, wetlands (as defined by USFWS), very high fire hazard severity zone, hazardous waste site listed pursuant to PRC § 65962.5, earthquake fault zone, special flood hazard area, regulatory floodway as determined by FEMA, natural community or habitat conservation plan area, a habitat for protected special status species, or land within a conservation easement.

(g) The Project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project.

The Project Site does not contain any historic structures placed on a national, state, or local historic register. The project site was not identified on SurveyLA, the citywide Historic Resources Database of Los Angeles, as a potential individual resource. Therefore, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

(h) For a project that was deemed complete on or after January 1, 2025, no portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).

No portion of the Project shall be used for hotel, motel, or other transient lodging.

PROCEDURAL CRITERIA

(a) Tribal Notification/Consultation and Conditions

The City has met the tribal notification and consultation requirement in PRC § 21080.66(b) as evidenced in the case file. This includes the City providing formal notification via certified mail to each California Native American Tribe that is traditionally and culturally affiliated with the project as an invitation to consult on the proposed project, its location, and the project's potential effects on tribal cultural resources. Additionally, this includes adhering to the requisite number of days for a tribe to request consultation and to accept the invitation to consult, and the City to initiate and close consultation.

(b) Environmental Hazards and Hazardous Substances Conditions

The City has imposed a binding condition of approval as required in PRC § 21080.66(c)(1) to conduct a Phase I environmental assessment and take other steps to mitigate contamination if found.

(c) Freeway Adjacent Project Conditions

The subject site is not within 500 feet of a freeway and, therefore, conditions do not apply.

Notice: Although not subject to a City condition of approval or enforcement, applicants who rely on the AB130 exemption should be aware they will be responsible for compliance with the State wage and labor standard requirements in PRC § 21080.66(d).

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 Planning Assistant

Department Representative