

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-2021-7344-TOC-SPR-HCA / Transit Oriented Communities, Site Plan Review, Housing Crisis Act

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2020-5078-CE

PROJECT TITLE

The Legacy@Sixth-Union

COUNCIL DISTRICT

1

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

1701 – 1717 ½ W. 6th Street & 550 S. Union Avenue, Los Angeles, CA 90035

☐ Map attached.

PROJECT DESCRIPTION:

☒ Additional page(s) attached.

Demolition of single-story commercial structures and the construction, use, and maintenance of a seven-story mixed-use development containing 105,622 square feet of floor area, with a maximum floor area ratio (FAR) of 3.63:1. The project proposes 13,046 square feet of commercial uses and a total of 100 dwelling units, 90 of which will be market-rate and 10 will be restricted to Extremely Low-Income Households. The building will have a maximum of 92 feet, as measured from grade to the top of the roof structure. The unit mix will be comprised of 5 studio-bedroom units, 75 one-bedroom units, and 20 two-bedroom units. The project will provide 50 residential and 22 commercial automobile parking spaces, and 157 total bicycle parking stalls, with 34 commercial stalls and 123 residential stalls. A total of 16,478 square feet of usable open space will be provided, consisting of 14,728 square feet of common open space, and 1,750 square feet of balconies, will be provided. The project proposes 2,777 square feet of solar panel area on the roof. The project proposes the removal of 1 on-site non-protected trees and 1 street tree in the public right-of-way. The project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings. Additionally, the applicant proposes to plant (26) 24-inch box trees on-site. The project proposes to export 21,400 cubic yards of earth.

NAME OF APPLICANT / OWNER:

Icon & Ikon, Inc. / Benbaroukh, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Ugonna Mbelui

(AREA CODE) TELEPHONE NUMBER

(310)433-4020

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) **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

Class 32 – (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

☒ 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

Osvaldo Garcia

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Transit Oriented Communities, Site Plan Review, Housing Crisis Act

DISTRIBUTION: County Clerk, Agency Record

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 ENV-2020-5078-CB

OSVALDO GARCIA

Department Representative