

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-2020-2115-DB-HCA / State Density Bonus

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2020-2116-CE

PROJECT TITLE

1848 S. Gramercy Place Mixed-Use Project

COUNCIL DISTRICT

10

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

1848 S. Gramercy Place, Los Angeles CA 90019

☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The project is the construction, use, and maintenance of an 8-story, 89-foot-tall mixed-use building comprised of 33 residential dwelling units (3 units are restricted to Very Low Income households), and approximately 466 square feet of commercial space. The project will provide two levels of parking at-grade and at the second floor, comprising a total of 20 parking spaces. The project also provides 32 long-term and 5 short-term bicycle parking spaces. The project will be 37,025 square feet in floor area with a Floor Area Ratio ("FAR") of 6.04:1. The site is currently developed with a vacant, two-story residential structure that is to be demolished as part of the project. There is one large street tree along the western side of the subject site on the public right-of-way.

NAME OF APPLICANT / OWNER:

Akhilesh Jha

CONTACT PERSON (If different from Applicant/Owner above)

(AREA CODE) TELEPHONE NUMBER

EXT.

(213) 473-9985

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

As the construction of a 185,985 square-foot residential complex characterized as in-fill development, the proposed project qualifies for the Class 32 Categorical Exemptions.

☒ 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.

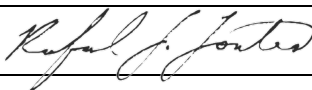
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Rafael Fontes



STAFF TITLE

Planning Associate

ENTITLEMENTS APPROVED

Categorical Exemption

FEE:

\$ 33,211.23

RECEIPT NO.

041320201315

REC'D. BY (DCP DSC STAFF NAME)

Ana Vidal

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019