

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

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CASE NO.: DIR-2018-2336-SPP-SPPA-1A
EIR/MND/ND NO.: ENV-2008-3471-EIR; ENV-2018-2337-SE
PROJECT ADDRESS: 21507 – 21529 W Vanowen Street

**FILING NOTICE OF DETERMINATION/NOTICE OF EXEMPTION - FISH AND WILDLIFE
FEES DUE TO COUNTY CLERK**

Your project has been approved, effective May 25, 2021 if the project is not appealed. Enclosed is a copy of Notice of Exemption for the above project. Pursuant to State Law (AB 3158), Fish and Wildlife Department filing fees are now required, payable to the County of Los Angeles. The above applicant, or the applicant's agent, is authorized to file the following form(s) on behalf of the lead agency (City of Los Angeles Planning Department). **Forms shall be filed at the County of Los Angeles, County Clerk, Environmental Filings, 12400 East Imperial Highway, Room 1201, Norwalk, CA 90650, telephone (562) 462-2125, Office hours 8 a.m. to 5 p.m. (www.lavote.net)** To file environmental documents by mail send to above address. **PLEASE SEND THE CERTIFIED COPY OF THE CERTIFICATE OF FEE EXEMPTION AND NOTICE OF DETERMINATION.** Applicants are advised to retain copies of all fee receipts.

The Notice of Exemption is not required to be filed and posted but doing so, after the effective date of the project approval, will activate a 30-day statute of limitations on legal challenges to the environmental clearance for your project. Choosing not to pay Fish and Wildlife fees will activate the standard 180-day statute of limitations on legal challenges to the environmental clearance for your project, as is according to State law.

The items checked below indicate the documents which can be filed and fees paid relative to the subject Fish and Wildlife filing requirements:

(X) Notice of Exemption (notice of exemption, general exemption, etc.) - No Fish and Wildlife fee due. However, the project applicant must submit a copy of the environmental notice of determination and a \$75 exemption document handling fee to the **Los Angeles County Clerk's Office**.

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

DIR-2018-2336-SPP-SPPA-1A

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2018-2337-SE, ENV-2008-3471-EIR; SCH No. 1990011055

PROJECT TITLE

21515 Vanowen Street

COUNCIL DISTRICT

3 - Blumenfield

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

21507 - 21529 West Vanowen Street

☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

Project Permit Compliance Review for the demolition of one, two-story commercial office building totaling approximately 53,412 square feet on a 44,014 square foot lot before dedications, and the construction of a new, eight-story, approximately 85 feet in height, 166,995 square-foot in area, single-phase, multi-family residence building. The project includes a maximum of 193 dwelling units, including 11 Work-Live units for a total of 161,549 square feet of Residential Floor Area. The project also includes approximately 5,446 square feet of Work-Live units as Non-Residential Floor Area according to the Warner Center 2035 Specific Plan (WC 2035 SP). The first residential floor starts at 26.5 feet above-grade with four levels of parking below, two of which are above-grade and two of which are subterranean: 249 vehicle parking spaces, 12 short-term bicycle parking spaces, and 121 long-term bicycle parking spaces. The Project also includes approximately 6,732 square feet of Publicly Accessible Open Space (PAOS) and the removal and replacement of three Street Trees in the Public Right of Way. The project is located in the River District of the Specific Plan, is subject to the requirements of the Specific Plan for Activity Nodes and Active Street Frontages and does not claim any Incentivized Uses bonuses.

The Project also includes Project Permit Adjustment to permit a minimum 12 foot and six-inch floor-to-floor height for the "Work" portion of the Work-Live units in an Active Street Frontage-identified area of in lieu of the 15 feet otherwise required in Section 6.2.4.2.1(a) of the WC 2035 SP.

NAME OF APPLICANT / OWNER:

21515 Vanowen Street Associates, LLC; c/o Eri Kroh

CONTACT PERSON (If different from Applicant/Owner above)

Sarah Golden, Rosenheim & Associates, INC

(AREA CODE) TELEPHONE NUMBER

(818) 716-2780 / (818) 716-2778

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) 65457☐ 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:
Please see attached.

☒ 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
Claudia Rodriguez



STAFF TITLE
Senior City Planner

ENTITLEMENTS APPROVED


Project Permit Compliance

FEE: \$109.47

RECEIPT NO.
68523

REC'D. BY (DCP DSC STAFF NAME)
Anna Vidal

DISTRIBUTION: County Clerk, Agency Record
Rev. 3-27-2019

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 DIR-2018-2336-SPP-SFPA-1A

Department Representative

JUSTIFICATION FOR PROJECT EXEMPTION:

The Project is exempt from CEQA pursuant to Section 65457 of the Public Resources Code, and none of the events specified in Section 21166 of the Public Resources Code have occurred that would require an supplemental environmental impact report be prepared.

The Project Site is located within the area governed by the Warner Center 2035 Specific Plan (WC2035 Plan), which became effective on December 25, 2013. The WC2035 Plan replaced the prior 1993 Warner Center Specific Plan and established new districts, use and development standards, mobility requirements and urban design guidelines for Warner Center. A Final Environmental Impact Report was prepared with respect to the WC2035 Plan (ENV-2008-3471-EIR; SCH No. 1990011055), which was certified by the Los Angeles City Council on October 23, 2013 (WC2035 Plan FEIR) (Council File No. 13-0197). The Project is consistent with the WC2035 Plan and is comprised of a new eight-story multi-family residential building, with a maximum of 193 dwelling units, including 11 Work-Live units for a total of 161,549 square feet of residential floor area. None of the events listed in Section 21166 of the Public Resources Code has occurred since the adoption of the WC2035 Plan EIR and therefore, no supplemental environmental impact report shall be required (i.e., No substantial changes to the project which will require major revisions to the WC2035 Plan EIR; no substantial changes in circumstances have occurred, which will require major revisions to the WC2035 Plan EIR; and no new information has become available, which was not known and could not have been known at the time the WC2035 Plan EIR was certified on October 23, 2013).