

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

CASE NO. DIR-2020-7846-DB-SPR-HCA / Density Bonus, Site Plan Review

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV- 2020-7847-CE

PROJECT TITLE

216 Spring Street Project

COUNCIL DISTRICT

14- de León

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

212-220 South Spring Street☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The project includes the demolition of one existing commercial building and the construction, use and maintenance of a 17-story mixed-use building containing 103,550 square feet of floor area, including 3,013 square feet of commercial space. The project includes 120 dwelling units, of which 14 units will be restricted to Very Low Income Households. The project will provide 69 auto parking, 102 bicycle parking spaces and 12,692 square feet of usable open space. There are two non-protective street trees in the public right-of-way which will be removed during construction. The street tree removal is subject to a 2:1 replacement ratio to the satisfaction of the Board of Public Works. There are no existing trees on the project site. The project also includes the planting of 30 24-inch box trees.

NAME OF APPLICANT / OWNER:

216 Spring St., LLC, David Lawrence Gray Architect

CONTACT PERSON (If different from Applicant/Owner above)

Blaise Fremont

(AREA CODE) TELEPHONE NUMBER

(213) 243-5707

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 / Class32☐ 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

See the attached justification.

☒ 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

Yi Lu

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Density Bonus and Site Plan Review

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021