

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act 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). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

| | |
|--|--|
| LEAD CITY AGENCY City of Los Angeles Department of City Planning | COUNCIL DISTRICT 1 - Cedillo |
|--|--|

| | |
|---|--|
| PROJECT TITLE ZA-2016-4751-ZAD-CUB-CU | LOG REFERENCE ENV-2016-4752-CE |
|---|--|

PROJECT LOCATION
1529-1543 Olympic Boulevard, 940-954 Union Avenue and 943 Grattan Street

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
The proposed project is the adaptive re-use of an existing five-story (with a penthouse), 126,460 commercial office building to a 200-room hotel with approximately 7,000 square feet of café/restaurant space at the ground floor and rooftop. The project would include 239 automobile parking spaces and 20 bicycle parking spaces. The hours of operation for the café/restaurant spaces would be from 6:00 a.m. to 2:00 a.m., daily, with alcohol sales from 6:00 a.m. to 1:30 a.m., daily.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
Union & Grattan Properties, LLC

| | | | |
|---|-------------------------|-------------------------------------|------|
| CONTACT PERSON Elizabeth Peterson, Elizabeth Peterson Group, Inc. | AREA CODE 213 | TELEPHONE NUMBER 620-1904 | EXT. |
|---|-------------------------|-------------------------------------|------|

EXEMPT STATUS: (Check One)

| | STATE CEQA GUIDELINES | CITY CEQA GUIDELINES |
|---|---------------------------|----------------------------|
| <input type="checkbox"/> MINISTERIAL | Sec. 15268 | Art. II, Sec. 2b |
| <input type="checkbox"/> DECLARED EMERGENCY | Sec. 15269 | Art. II, Sec. 2a (1) |
| <input type="checkbox"/> EMERGENCY PROJECT | Sec. 15269 (b) & (c) | Art. II, Sec. 2a (2) & (3) |
| <input checked="" type="checkbox"/> CATEGORICAL EXEMPTION | Sec. 15300 <i>et seq.</i> | Art. III, Sec. 1 |

Class 32 Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: In-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the 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.

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

| | | |
|------------------------|---|-------------------------|
| SIGNATURE <i>Oh</i> | TITLE <i>City Planning Associate</i> | DATE <i>3/2/17</i> |
| FEE: | RECEIPT NO. <i>0102669252</i> | REC'D. BY |
| | | DATE <i>12/13/16</i> |

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:
Nick Leathers
NAME (PRINTED)

N Leathers
SIGNATURE

3/22/17
DATE