

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 TT-84566-CC	SCH NUMBER
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LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2024-3739-CE
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PROJECT TITLE 1451 South Hi Point Street	COUNCIL DISTRICT 10
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 1451 South Hi Point Street (Hi Point Street and Saturn Street)	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: One lot to convert an existing eight (8) unit apartment building into an eight (8)-unit condominium on a 8,838.6 square foot lot.	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER:

Elaine Johnson

CONTACT PERSON (If different from Applicant/Owner above) Hayk Martirosian, Techna Land Co., Inc.	(AREA CODE) TELEPHONE NUMBER (818)547-0543	EXT.
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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) **15301 (Class 1 Existing Facilities)**
- ☐ 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

None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The project does not involve unusual circumstances. The project will not damage scenic resources in a state scenic highway. The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource. The subdivision is of an existing eight (8) unit multifamily structure into an eight (8) units condominium with no proposed changes to the existing structure. The project was built in compliance with the general plan and zoning code, and no physical changes are proposed. Given the lack of physical alterations resulting from the projects, there are no unusual impacts.

☒ 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 RICARDO VAZQUEZ	STAFF TITLE CITY PLANNING ASSOCIATE
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ENTITLEMENTS APPROVED Tentative Tract Map for a Condominium Conversion

DISTRIBUTION: County Clerk, Agency Record

Rev. 1-30-2025