

Government Code Section 65589.5.1(a)(5) Notice

To: County Clerk
County of: Los Angeles
14340 W. Sylvan St.
Van Nuys, CA 91401

From: (Public Agency): City of West Hollywood
8300 Santa Monica Blvd.
West Hollywood, CA 60069

(Address)

Project Title: 833 Westbourne Drive

Project Applicant: 833 Westbourne Avenue, LLC - c/o Will Kaufman

Project Location - Specific:

833 Westbourne Drive, West Hollywood, CA 90069

Project Location - City: West Hollywood Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project consists of the demolition of existing structures and the construction of a six-story, 25-unit multifamily residential development with six parking spaces located at grade within the R3A zoning district. The purpose of the project is to provide additional housing in a streamlined manner consistent with Assembly Bill 130 and the State's efforts to address California's housing crisis. The project will add 25 new housing units, including three affordable units, contributing to the City's housing supply and supporting the City's goals of expanding housing opportunities and promoting housing affordability within West Hollywood.

Name of Public Agency Approving Project: City of West Hollywood

Name of Person or Agency Carrying Out Project: 833 Westbourne Avenue, LLC - c/o Will Kaufman

Proposed Exemption Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 65589.5.1
- Statutory Exemptions. State code number: Section 65589.5.2 under Public Resources Code 21080.66

Reasons why project is exempt:

Assembly Bill 130 codified in Public Resources Code Section 21080.66. The City of West Hollywood is not approving or exercising discretionary authority over the project, but rather acknowledging that, based on the information provided, the project meets the criteria established under state law for supportive housing developments that are processed ministerially. The project is consistent with Government Code Section 65650 et seq. and meets the requirements for a statutory exemption under Public Resources Code Section 21080.66, including that it is a supportive housing development located on a site zoned for multifamily residential use, consistent with the General Plan and Housing Element, situated in an urbanized area, and not located on a site containing sensitive environmental resources. The project meets all applicable objective density, design, and public safety standards and does not trigger any exceptions to the exemption under CEQA Guidelines Section 15300.2. This Notice serves to document the City's due diligence in acknowledging that the project is statutorily exempt from CEQA review. This Notice complies with Government Code Section 65589.5.1(a)(1) pursuant to Applicant's request.

Lead Agency

Contact Person: Laurie Yelton

Telephone/Email: (323) 848-6890 - LYelton@weho.org

Signature: _____ Date: 11/3/2025 Title: Associate Planner

■ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at LA County Recorder: _____