

Notice of Exemption

To: _____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Lancaster
Development Services Department
44933 Fern Avenue
Lancaster, CA 93534

 X County Clerk
County of Los Angeles
Environmental Filings
12400 E. Imperial Hwy.
Norwalk, CA 90650

(Date received for filing)

Project Title: Conditional Use Permit No. 23-006

Project Applicant: Nelson Mamey

Project Location - General: City of Lancaster, County of Los Angeles, State of California

Project Location - Specific: ±1.99 acres at the northwest corner of Avenue J-13 and 20th Street West (APN: 3129-017-050)

Project Description: The proposed project consists of the construction and operation of a 71,434 square foot Courtyard Marriot hotel. The proposed hotel would be 50' feet in height (4-stories) and provide a total of 126 rooms. The first floor would contain some guest rooms, but predominantly consists of operational and common space including reception, offices, meeting rooms, fitness facility, and dining/lounge areas. This floor also includes the guest laundry area. Floors 2 through 4 are exclusively guest rooms and storage areas.

A total of 99 parking spaces would be provided on the project site with shared parking associated with the Fairfield Inn & Suites available for a total of 218 parking spaces. 13,718 square feet of landscaping would be provided throughout the parking areas and around the perimeter of the hotel. Access to the project site would be available from Avenue J-8, Avenue J-13, and 20th Street West.

The proposed hotel would be a light grey color with stepped out vertical sections of dark grey. Gecko green accents would be placed randomly alongside some of the windows to provide visual interest. A dark grey-brown porte-cochere would be located over the front entrance to the hotel with similar colored awnings/overhangs over some of the ground floor windows. A screened outdoor patio would be provided at the rear of the property for hotel guests and residents.

Name of Public Agency Approving Project: City of Lancaster

Name of Person or Agency Carrying Out Project: Nelson Mamey

Exempt 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 15332, Infill Development Projects

Statutory Exemptions. State code number: _____

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Reasons why project is exempt:

The project site is approximately 1.99 acres and is substantially surrounded by existing development. The project would be in compliance with the General Plan designation and zoning for the site; does not provide any habitat for special status or listed species; would not generate any significant impacts and can be served by all utilities and services.

Lead Agency

Contact Person: Jocelyn Swain **Area Code/Telephone:** (661) 723-6100



Senior Planner

October 17, 2023

Signature

Title

Date