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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2019-5389-CE

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The project was found to be exempt based on the following:

Project Description:

The projects are located between two (2) sites at 5817- 5823 West Lexington Avenue (Lexington 1) and 5806-5812 West Lexington Avenue (Lexington 2) in the Hollywood Community Plan Area.

Lexington 1 involves the demolition of two (2) existing single-family structures with associated accessory structures and the construction, use and maintenance of a five-story, 56-foot tall, 21-unit, multi-family dwelling. The building will be constructed with four (4) residential levels over one (1) at-grade parking level. The project will provide a total of 29 automobile parking spaces. The project proposes the export of approximately 800 cubic yards of soil.

Lexington 2 involves the demolition of two (2) existing single-family structures with associated accessory structures and the construction, use and maintenance of a five-story, 56-foot tall, 17-unit, multi-family dwelling. The building will be constructed with four (4) residential levels over one (1) at-grade parking level. The project will provide a total of 17 automobile parking spaces.

The totality of the project will provide 38 dwelling units.

The projects require the following:

1. Lexington 1: Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25, a Director's Determination for a 25% Density Bonus Project (with 7% of the base number of units set aside for Very Low Income Households), totaling 21 dwelling units, reserving two (2) units for Very Low Income Household occupancy for a period of 55 years and one (1) On-Menu Incentive for an 11-foot increase in the maximum permitted height limit.
2. Lexington 2: Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,31, a Director's Determination for the construction, use and maintenance of a 30,436 square

foot, 17-unit multi-family dwelling with two (2) units reserved for Extremely Low Income Households, Transit-Oriented Communities project.

Implementation of the California Environmental Quality Act

Pursuant to Section 21084 of the Public Resources Code, the Secretary for the Natural Resources Agency found certain classes of projects not to have a significant effect on the environment and declared them to be categorically exempt from the requirement for the preparation of environmental documents.

The project meets the conditions for a Class 32 Exemption found in CEQA Guidelines, Section 15332 (In-Fill Development Projects), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 apply.

Conditions for a Class 32 Exemption

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- 1) 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;
- 2) The proposed developed occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- 3) The project site has no value as habitat for endangered, rare or threatened species;
- 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- 5) The site can be adequately served by all required utilities and public services.

The project is located within the Hollywood Community Plan and zoned R3-1 with a corresponding designation for Medium Residential land uses. The project is consistent with the applicable general plan land use designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The subject site is wholly within the City of Los Angeles, on a two (2) separate, non-contiguous sites that total approximately 0.69 acres in size. Lots adjacent to the subject properties are developed with the following urban uses: multi-family, and single-family developments. The site is currently developed and is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. In addition, there are no protected trees on the site.

The project would not result in any significant effects related to traffic, noise, air quality, or water quality.

- Consistent with LADOT's policy, projects adding 34 units do not require a traffic study. No traffic study and further analysis of traffic impacts would be required and therefore would not have a significant impact.
- The project will be subject to Regulatory Compliance Measures, which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater conditions; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.

- A CalEEMod Air Quality, Greenhouse Gas and Noise Analyses dated November 1, 2019 was prepared by Yorke Engineering, LLC for the proposed project indicating that the project will result in less than significant impacts to air quality and noise.

The project site will be adequately served by all public utilities and services given that the construction of multi-family dwellings will be on sites which have been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

Exceptions to Categorical Exemptions

There are six (6) exceptions to categorical exemptions must be considered in order to find a project exempt from CEQA: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The project is not located on or near any environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. There is not a succession of known projects of the same type and in same place as the subject project. The project would not reasonably result in a significant effect on the environment due to unusual circumstances. The project is not located near a State Scenic Highway. The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity is identified as an active hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register or Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register, and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.