COUNTY CLERK'S USE CITY OF LOS ANGELES OFFICE OF THE CITY CLERK 200 NORTH SPRING STREET, ROOM 395 LOS ANGELES, CALIFORNIA 90012 CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION (PRC Section 21152; CEQA Guidelines 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) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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				
DIR-2020-2194-TOC-HCA				
LEAD CITY AGENCY City of Los Angeles (Department of City Planning)		CASE NUMBER ENV-2020-2195-CE		
PROJECT TITLE 316 Catalina Street		COUNCIL DISTRICT		
PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 316-322 South Catalina Street		☐ Map attached.		
PROJECT DESCRIPTION:		Additional page(s) attached.		
Construction of a new six-story 30-unit residential building wi		,		
Households and 22 automobile parking spaces.				
NAME OF APPLICANT / OWNER:				
Shawn Naim, Frontier Acquisitions, LLC				
CONTACT PERSON (If different from Applicant/Owner above) Sami Kohanim, Land Use Developers Corp.	(AREA CODE) TELEPH (213)457-7178	IONE NUMBER EXT.		
EXEMPT STATUS: (Check all boxes, and include all exemptions, that ap	· · /	citations)		
STATE CEQA STATUTE & (
STATE CEQA STATUTE & C	GUIDELINES			
STATUTORY EXEMPTION(S)				
Public Resources Code Section(s)				
CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sector)		-Class 33)		
CEQA Guideline Section(s) / Class(es)	CLASS 32			
OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))				
JUSTIFICATION FOR PROJECT EXEMPTION:	X	Additional page(s) attached		
The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt; see Categorical Exemption document				
attached to the subject environmental case file.	tegorical oxomption(a) a	only to the Project		
 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 SICHATURE		[:] TITLE lanning Associate		
ENTITLEMENTS APPROVED TOC				
FEE: RECEIPT NO. R	EC'D. BY (DCP DSC ST	AFF NAME)		
DISTRIBUTION: County Clerk, Agency Record				

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Rev. 3-27-2019		

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE (213) 978-1300

CITY PLANNING COMMISSION

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EXECUTIVE OFFICES 200 N. Spring Street, Room 525 Los Angeles, CA 90012-4801 (213) 978-1271

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DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2020-2195-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 project is located at 316-322 South Catalina Street in the Wilshire Community Plan Area.

The proposed project involves the construction, use and maintenance of a 21,480 square foot, six-story, 30-unit residential building with three (3) units reserved for Extremely Low Income Households, with one level of subterranean and one level of ground floor parking. The project would provide a total of 22 parking spaces on-site. There are two (2) trees on-site of which one (1) tree on-site is proposed to be removed.

The project requires the following:

1. Pursuant to Los Angeles Municipal Code (L.A.M.C.) Section 12.22-A,31, a Director's Determination for the construction, use and maintenance of a 21,480 square foot, 30-unit residential development with three (3) 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 Wilshire Community Plan which designates the subject property for High Medium Residential land uses with a corresponding zone of R4. The subject property is zone R4-1. 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 site that is approximately 0.18 acres in size. Lots adjacent to the subject properties are developed with the following urban uses: commercial, and multi-family developments. The site is currently developed with a two-story fourplex 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.

- 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.
- An Air Quality Technical Report dated August 2020, was prepared by CAJA Environmental Services, LLC for the proposed project indicating that the project will result in less than significant impacts to air quality.
- A Noise Technical Report dated August 2020, was prepared by CAJA Environmental Services, LLC for the proposed project indicating that noise impacts would be less than significant.
- Construction and operational noise levels would not have a significant impact. Based on a review of similar projects, the project would not create significant levels of construction or operational emissions, nor toxic air contaminants. In addition the project would not result in significant impacts to water quality.

The project site will be adequately served by all public utilities and services given that the construction of a 21,480 square foot, six-story, 30-unit residential development will be on a site which has 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

ENV-2019-648-CE

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 Angles 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.