

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
CPC-2017-5092-DB-SPR/Density Bonus and Site Plan Review

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2017-5093-CE

PROJECT TITLE

N.A.

COUNCIL DISTRICT

13

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

☐ Map attached.**418 N. Alvarado Street, in the Silver Lake - Echo Park - Elysian Valley Community Plan Area**

PROJECT DESCRIPTION: A 5-story, mixed use building with 73 residential units, 500 square feet of commercial space, 81 parking stalls and 82 bike racks. Two parking levels including one subterranean parking level.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

MGT Partners II LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jonathan Riker

(AREA CODE) TELEPHONE NUMBER

(310)487-4098

EXT.

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) **15332 / 32**☐ 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

See attached.

☒ 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

Kevin Golden

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Off-Menu Density Bonus and Site Plan Review

FEE:

RECEIPT NO.

REC'D. BY (DCP DSC STAFF NAME)

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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June 15, 2020

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2017-5093-CE

On June 15, 2020, the Planning Department determined that the State CEQA Guidelines designate the subject project as Categorically Exempt under Section 15332, Class 32.

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

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

The project consists of the following:

The proposed project involves the construction, use and maintenance of a five-story mixed-use building with a total of 73 units over two levels of parking, including a basement parking level and 500 square feet of ground floor commercial space located at 418 – 430 North Alvarado Street. The project is requesting a 35% density bonus with 11% (6 units) of the base density set-aside for Very Low Income residents based on AB 744. The project also utilizes Parking Option 3 under AB744. The project will provide 81 parking spaces and 85 bike spaces. In addition, the project is requesting two (2) "Off-Menu" incentives under SB1818. First, the project requests an increase in FAR from 1.5:1 to 2.85:1. Second, the project requests an increase in height from 45 feet to 69 feet. The site is zoned C2-1VL and has a General Plan Land Use Designation of Community Commercial. As shown in the case file, the project is consistent with the applicable Community Commercial Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that totals approximately 19,200 square feet (21,590 including ½ of the alley areas). Lots adjacent to the subject site is developed with the following urban uses: restaurant, multiple family dwellings, and a gas station. The site was previously disturbed and surrounded by development and therefore

is not, and has no value as, a habitat for endangered, rare or threatened species. According to a letter dated August 30, 2019 by Jan C. Scow, a registered arborist, there are no protected trees on the project site. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. In addition, the project will generate less than 250 daily vehicle trips, and the project is not required to perform a VMT analysis, according to the LADOT VMT Calculator. The traffic analysis, prepared by Overland Traffic Consultants Inc., dated July 2018, concluded the project will result in none of the study intersections being significantly impacted by project-related traffic. Therefore, the project will not have any significant impacts to traffic.

Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of the apartment building, will be on a site which have been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32 categorical exemption.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a five-story mixed-use building with a total of 73 units over two levels of parking, including a basement parking level and 500 square feet of ground floor commercial space. The project is requesting a 35% density bonus with 11% (6 units) of the base density set-aside for Very Low Income residents based on SB1818. Lots adjacent to the subject site is developed with the following urban uses: restaurant, multiple family dwellings, a gas station, etc. Under SB1818, the project proposes to utilize two off-menu incentives: a Floor Area Ratio (FAR) of 2.85:1 to allow up to 61,531 sq. ft. (54,720 sq. ft. requested) of floor area in lieu of the amount allowed per the base 1.5:1 FAR, and an increase in height from 45 feet to 69 feet. The project size is not unusual for the vicinity of the subject site, and is similar in scope to other existing land uses in the general area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project is approximately 16 miles from State Route 27. Therefore the subject site will not create any impacts within a designated as a state scenic highway. 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 a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project sites have not been determined to be eligible for listing in the National Register of 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. Finally, the City does not choose to treat the sites as historic resources. 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.