

DIR-2020-2122-COA-DRB-SPP-1A

EXHIBIT C

ENVIRONMENTAL CLEARANCE
(ENV-2020-2123-CE)

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-2020-2122-COA-DRB-SPP

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2020-2123-CE

PROJECT TITLE
30th Street Duplex & ADU

COUNCIL DISTRICT
CD 9

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
1122 W. 30th Street

Map attached.

PROJECT DESCRIPTION:
Construction of approx. 3,037 sq. ft., three-story duplex with attached Accessory Dwelling Unit at rear of lot behind existing SFD.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Brad Property Investors, LLC

CONTACT PERSON (If different from Applicant/Owner above)
Jeff Zbikowski, JZA Architecture

(AREA CODE) TELEPHONE NUMBER | EXT.
(310) 853-5004

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) **Section 15303/Class 3, Section 15331/Class 31, and Section 15332/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: Additional page(s) attached

See attached pages.

- 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
Daniel Mata

STAFF TITLE
Planning Assistant

ENTITLEMENTS APPROVED
Certificate of Appropriateness, Project Permit Compliance

FEE: \$373.00, Receipt #64060
Paid by SimpleGov online
payment

RECEIPT NO.

REC'D. BY (DCP DSC STAFF NAME)

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
KAREN MACK
DANA M. PERLMAN
YVETTE LOPEZ-LEDESMA
AJAY RELAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2020-2123-CE

1122 W. 30th Street

The Project is for the construction of an approximately 3,037 square-foot, three-story duplex with ground-floor interior parking for six cars, landscaping and hardscaping, and restoration work to the existing historic primary structure at the front of the lot.

Based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15303 (Class 3), Section 15331 (Class 31), and Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

The City has considered whether the Proposed Project is subject to any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Article 19, Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

Location. *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The project is not located on or near an environmental resource that is precisely mapped, and officially adopted pursuant to federal, state or local law. Although the project is located within North University Park Specific Plan area, the subject site does not contain habitats or sensitive environmental resources and there is no substantial evidence that the project may impact an environmental resource of hazardous or critical concern.

Cumulative Impacts. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place. Therefore, this exception does not apply.

Significant Effect. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The Project proposes to construct a duplex with attached Accessory Dwelling Unit in an area zoned and designated for such development. All adjacent lots are developed with single and multi-family dwellings, and the Subject Site is of a similar size and slope to nearby properties. This type of project is not unusual for the vicinity of the Subject Site, and is similar in scope to other existing residential uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

Scenic Highways. *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as 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, which travels through a portion of Topanga State Park. The Project is located approximately 16.7 miles East of State Route 27. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

Hazardous Waste. *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

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. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated.

Historic Resources. *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project Site is a historic resource and is a Contributing resource as identified in the North University Park Historic Resources Survey. The Office of Historic Resources has found that the Project complies with the Secretary of Interior's Standards for Rehabilitation. Based on this, the Project will not result in a substantial adverse change to the significance of a historical resource and this exception does not apply.

CEQA Determination – Class 3 Categorical Exemption Applies

The Class 3 exemption includes the construction and location of limited numbers of new, small facilities or structures, including small apartment buildings of up to six units in urbanized areas; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The Project is located in an urbanized area and includes the construction of a duplex with two new residential units and one attached Accessory Dwelling Unit (to be processed ministerially). Therefore, the project meets the criteria for the use of a Class 3 Exemption.

CEQA Determination – Class 31 Categorical Exemption Applies

A project qualifies for a Class 31 Categorical Exemption if it includes maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

The project involves the in-kind replacement of damaged historic materials and removal of non-original features that have been added to the Contributing residence located at the Project site and meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, the project meets the criteria for the use of a Class 31 Exemption.

CEQA Determination – Class 32 Categorical Exemption Applies

A Project qualifies for a Class 32 Categorical exemption if it is developed on an infill site and meets the conditions as follows: (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 a 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 serviced by all required utilities and public services.

a) *The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.*

The Site is currently developed with a single-family dwelling. The Site is zoned RD1.5-1-O and has a General Plan Land Use Designation of Low Medium II Residential. The Proposed Project is subject to the Zoning Information (ZI) file attached to the subject property. As a new duplex with attached Accessory Dwelling Unit, the Project is in compliance with the applicable South Los Angeles Community Plan designation and policies, and all applicable zoning designations and regulations, including the North University Park Specific Plan.

b) *The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.*

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.16 acres. Lots adjacent to the Subject Site are also developed with single and multi-family dwellings.

- c) *The project has no value as a habitat for endangered, rare, or threatened species.*

The site is not a wildland area, and is not inhabited by 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.*

The Project is subject to Regulatory Compliance Measures (RCMs). These 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 reduce any potential impacts on noise and water to less than significant. Furthermore, the Project does not exceed the threshold criteria established by LATOD for preparing a traffic study. Interim thresholds were developed by DCP staff based on CalEEMod model runs on relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed established SCAQMD construction and operational thresholds.

- e) *The proposed project has been reviewed by City staff, and can be adequately served by all utilities and public services.*

The project site will be adequately served by all public utilities and services given that the construction of a duplex building will be on a site which has been previously developed and is consistent with the General Plan.

Therefore, the project meets all the criteria for the Class 32 Categorical Exemption.