

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
 ZA-2019-3306-ZAD

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2020-3497-CE
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PROJECT TITLE	COUNCIL DISTRICT 13
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
3001-3009 W Beverly Blvd

PROJECT DESCRIPTION: Additional page(s) attached.
 Demolition of existing 4,383 1-story commercial building and construction, use, and maintenance of six (6) story (67'-11" tall), 35,646 square foot apartment building over two (2) floors of parking on a 12,962 square foot lot that provides forty-six (46) units of housing, of which one (1) is a manager unit and four (4) are designated Extremely Low Income under the Transit Oriented Communities Program.

NAME OF APPLICANT / OWNER:
Chong Lee

CONTACT PERSON (If different from Applicant/Owner above) James Lee	(AREA CODE) TELEPHONE NUMBER EXT. (323) 369-1991
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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 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

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 Marie Pichay 	STAFF TITLE Planning Assistant
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ENTITLEMENTS APPROVED
 Transit Oriented Communities Affordable Housing Incentive Program for a 46-unit building where 4 are reserved for Low-Income Households

FEE: \$5,774.00	RECEIPT NO. 0108178038	REC'D. BY (DCP DSC STAFF NAME) Anna M Vidal
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**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2020-3497-CE

On October 7, 2020, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorical Exempt under Article 19 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 is for the demolition of the existing 4,383 square foot, 1-story commercial building and the construction, use, and maintenance of a six (6) story (67'-11" tall), 35,646 square foot apartment building over two (2) floors of parking on a 12,962 square foot lot that provides forty-six (46) units of housing, of which one (1) is a manager unit and four (4) are designated Extremely Low Income under the Transit Oriented Communities Program.

As a six (6) story (67'-11" tall), 35,646 square foot apartment building over two (2) floors of parking that provides forty-six (46) units of housing and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption(s).

The site is zoned C2-1 and has a General Plan Land Use Designation of Highway Oriented Commercial. As shown in the case file, the project is consistent with the applicable Westlake 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 is approximately 0.3 acres. Lots adjacent to the subject site are zoned C2-1 or R3-1 and are developed with single- and multi-family residential uses and commercial uses, ranging in height from one (1) to three (3) stories. The site is previously disturbed and surrounded by development and therefore is not, and

has no value as, a habitat for endangered, rare or threatened species. There are currently no trees on-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. 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 a six (6) story (or 67'-11" tall), 35,646 square foot apartment building over two (2) floors of parking that provides forty-six (46) units of housing 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.

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 six (6) story (or 67'-11" tall), 35,646 square foot apartment building over two (2) floors of parking that provides forty-six (46) units of housing in an area zoned and designated for such development. All adjacent lots are developed with commercial and residential uses and the subject site. A multi-residential building with parking is not unusual for the vicinity of the subject site, and is similar in scope to other existing multi-family residences in the area. The project proposes a Floor Area Ratio (FAR) of 2.75:1 on a site that is permitted to have a maximum FAR of 2.75:1, per the Transit Oriented Communities Program. 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 site is approximately 39.5 miles northeast 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. Though the site is near a historical monument, a live-work building located at 3107-3119 W Beverly Boulevard approximately 528 feet away, 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 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 site as a historic resource. 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.