

# Exhibit C

Environmental Documents

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-2020-595-DB-CU

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2020-597-CE

PROJECT TITLE

Density Bonus and Conditional Use Permit

COUNCIL DISTRICT

5

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

**1432-1434 South Beverly Drive**

Map attached.

PROJECT DESCRIPTION:

The proposed project is the demolition of an existing duplex and the construction, use, and maintenance of a new 16,388 square-foot, six-story, 67-foot tall, 15-unit apartment building reserving two (2) units for Very Low Income Households. The project will include 22 parking spaces within an at-grade and subterranean level. The project includes a haul route that will export approximately 2,700 cubic yards of soil.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Ben Kohanteb, Ben and Lili Kohanteb Trust

CONTACT PERSON (If different from Applicant/Owner above)

**Alex Truong**

(AREA CODE) TELEPHONE NUMBER

213-978-3308

EXT.

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, 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

Alexander Truong

*Alexander Truong*

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Density Bonus and Conditional Use Permit

FEE:

RECEIPT NO.

REC'D. BY (DCP DSC STAFF NAME)

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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CALIFORNIA



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DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2020-597-CE

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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 1432-1434 South Beverly Drive in the West Los Angeles Community Plan Area.

The proposed project is the demolition of an existing duplex and the construction, use, and maintenance of a new 16,388 square-foot, six-story, 67-foot tall, 15-unit apartment building reserving two (2) units for Very Low Income Households. The project will include 22 parking spaces within an at-grade and subterranean level. The project includes a haul route that will export approximately 2,700 cubic yards of soil.

The projects require the following:

- 1) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-U,26, a Conditional Use Permit to allow a Density Bonus for a Housing Development project in which the density increase (57.5%) is greater than otherwise permitted by LAMC Section 12.22-A,25;
- 2) Pursuant to LAMC Section 12.22-A,25, a Density Bonus for a Housing Development with a total of 15 units (with two (2) units – 20% of the base density set aside for Very Low Income Households) in lieu of the base density of nine (9) units, along with the following On- and Off-Menu Incentives and Waivers of Development Standards:
  - a. Pursuant to LAMC Section 12.22-A,25(g)(2), an On-Menu Incentive to permit a 22% increase in Floor Area Ratio (FAR) from 3:1 to 3.65:1;
  - b. Pursuant to LAMC Section 12.22-A,25(g)(3), the following Off-Menu Incentives:
    - i. to permit a 22-foot height increase from 45 feet to 67 feet;

- ii. to permit a 30% side yard reduction from nine (9) feet to six (6) feet, four (4) inches; and
- c. Pursuant to LAMC Section 12.22-A,25(g)(3), the following Off-Menu Waivers of Development Standards:
  - i. to permit a reduction in the number of parking spaces from 26 to 22 spaces;
  - ii. to permit a reduction in the number of standard parking spaces from 15 to 14 spaces;
  - iii. to permit a reduction in the number of guest parking spaces from four (4) to zero (0) spaces; and
  - iv. to permit open space provided above the first habitable room level.

### **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 West Los Angeles Community Plan and zoned [Q]R3-1VL-O 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 lot that totals approximately 0.16 acres in size. Lots adjacent to the subject properties are developed with multi-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.

- 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 a site that 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

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.