

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-2019-149-TOC-HCA /Transit Oriented Communities Affordable Housing Incentive Program

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2019-151-CE

PROJECT TITLE

715 S. Mariposa Avenue

COUNCIL DISTRICT

10

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

715 S. Mariposa Avenue (Mariposa Avenue and 7th Street)

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

The construction, use and maintenance of a 7-story, multi-family housing development, with a total of 44 dwelling units, five (5) of which will be restricted to Extremely Low-Income Households, across approximately 29,000 square feet of Floor Area on an approximately 8,097 square-foot site, with subterranean and on-grade parking. The project will provide approximately 3,300 square feet of open space, 22 on-site automobile parking spaces, and 42 bicycle parking spaces. The project site does not contain any trees. There are no trees in the public right-of-way.

NAME OF APPLICANT / OWNER:

720 Normandie LP

CONTACT PERSON (If different from Applicant/Owner above)

Allen Park

(AREA CODE) TELEPHONE NUMBER

(213) 201-1038

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) 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

Class 32 – (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with 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. (e) The site can be adequately served by all required utilities and public services.

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

Quiana Williams

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

TOC Affordable Housing Incentive Program Review – See Case # DIR-2019-149-TOC

FEE:

\$5,774.00+surcharges

RECEIPT NO.

0108138129

REC'D. BY (DCP DSC STAFF NAME)

Norali Martinez-Maza

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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PRESIDENT

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**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2019-151-CE

The Director of Planning has determined that based on the whole of the administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32 In-Fill Development Projects, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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 proposed project is for the removal of the surface parking lot, and for the construction, use and maintenance of a seven-story, multifamily residential building containing 44 dwelling units, including five (5) units restricted to Extremely Low-Income Households. The building will be a maximum height of 85 feet, as measured from Grade to the top of parapet, and contain 29,000 square feet of floor area with a floor area ratio (FAR) of 5.53:1. The unit mix will be comprised of seven (7) studio units, 37 one-bedroom units. The project is providing the required 22 automobile parking spaces. Twelve of the vehicular parking spaces will be located in the subterranean parking level and ten of the parking stalls will be located on the ground level. In addition, the project is providing 38 long-term bicycle parking stalls in the subterranean parking garage level, and four (4) short-term bicycle parking stalls located in the front yard. The project will provide a total of 3,300 square feet of open space, and 11 trees on-site and in the adjacent public-right-of-way. The project anticipates approximately 3,249 cubic yards of earth to be exported.

The project site consists of one (1) rectangular parcel with 60 feet of total street frontage along the west side of South Mariposa Avenue and a uniform depth of approximately 138 feet, for a total lot size of approximately 8,097 square feet (0.186 acres). The project site is located within the Wilshire Community Plan, the R5-2 Zone, and designated for Regional Center Commercial land uses. The site is located within the boundaries of the Wilshire Center-Koreatown Redevelopment Project Area. The site is located within the City of Los Angeles Transit Priority Area (ZI-2452), the Los Angeles

State Enterprise Zone (ZI-2374), Wilshire Center/Koreatown Redevelopment Project Area (ZI-2488), Qualified Historically Underutilized Business Zone (HUBZone), Los Angeles State Enterprise Zone, Los Angeles Promise Zone, and Urban Agriculture Incentive Zone. The project site also lies 0.12 kilometers from the Puente Hills Blind Thrust fault. There are no schools within 500 feet of the project site.

The project site is improved with an 8,100 square-foot surface parking lot. There are no trees on site. There are no trees in the public right-of-way. The existing on site use (surface parking lot) is not a subject of a Historic Preservation Review, not listed in HistoricPlaces LA, and not listed in SurveyLA. The site is a non-contributing property in the Normandie-Mariposa Apartments District. Per the Administrative Review and Referral Wilshire Center/Koreatown Form No. CP 3576, signed and dated April 7, 2020, the site is not historic. Per the October 28, 2020 communication from the Los Angeles Office of Historic Resources, the project will not materially impact historic resources (namely, the historic district) under CEQA.

Surrounding properties are all within the R5-2 Zone, designated for Regional Center Commercial land uses, and generally developed with 2-story to 4-story multifamily residential buildings. The adjacent property to the north of the site is improved with a 4-story residential building. The adjacent property to the south of the site is improved with a 4-story residential building. The adjacent property to the west is improved with a surface parking lot, and the adjacent property to the east is improved with a 2-story residential building.

The applicant is seeking approval of the following Base and Additional Incentives of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program:

- Base Incentives:
 - A 70% increase in density to allow 44 units in lieu of 40 base units.
 - A 50% increase in the floor area ratio to allow 9:1 in lieu of 6:1 FAR.
 - A parking reduction to allow 0.5 spaces per unit or 22 spaces per unit in lieu of 63 residential parking spaces.

- Additional Incentives
 - An averaging of the front adjoining yards to allow four and one fourth feet (4.25') in lieu of the required 15 feet otherwise required by LAMC Section 12.11.C.1.
 - A 30% reduction in the required side yard setbacks to allow a minimum of 7 feet, in lieu of 10 feet.
 - A 30% reduction in the required front and rear yard setback to allow a minimum of 15 feet, in lieu of 19 feet.
 - A 25% reduction in the required open space to allow a minimum of 4,400 square-feet in lieu of 3,300 square-feet.

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 (BMPs) for stormwater runoff. These RCMs regulate impacts related to air quality, construction and operational noise and will ensure the project will not have significant impacts on air quality, noise and water.

The project must comply with the City's Noise Ordinances No. 144,331 and 161,574 and any subsequent ordinances, which limits the emission or creation of noise levels. During construction of the proposed project, the applicant will be required to comply with the City's Noise Ordinance No. 161,574, which regulates noise from demolition and construction activities. Section 41.40 of the LAMC prohibits construction activity (including demolition) and repair work, where the use of any power tool, device, or equipment would disturb persons occupying sleeping quarters in any dwelling

hotel, apartment, or other place of residence, between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, and between 6:00 p.m. and 8:00 a.m. on Saturday. All such activities are also prohibited on Sundays and all federal holidays. Section 112.05 of the LAMC also specifies the maximum noise level of construction machinery that can be generated in any residential zone of the city or within 500 feet thereof. The project would not result in any significant construction noise impacts with the implementation of the City's Noise Ordinances, regulations RCMs, BMPs.

The project does not exceed the threshold criteria established by the Los Angeles Department of Transportation (LADOT) for preparing a traffic study as confirmed by an October 29, 2020 email from the Los Angeles Department of Transportation. 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 multi-family building will be on a site which has been previously developed. The site is currently served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. Therefore, the project meets all of the Criteria for the Class 32.

There are five (5) exceptions which the City is required to consider before finding a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There are three (3) known proposed and approved projects of the same multi-family residential development type within 1000 feet of the subject site:

- DIR-2019-929-TOC: Approval of a seven-story, 80-foot, 3 inches tall, 50-unit multi-family residential project, reserving five (5) units for Extremely Low-Income Households, utilizing Transit Oriented Communities Incentives. The Director of Planning determined that the Class 32 Categorical Exemption was the adequate environmental clearance and complies with the California Environmental Quality Act, for the property located at 738 S. Normandie Avenue.
- DIR-2019-3143-TOC: Approval of a seven-story, 76-foot, 11-inches tall, 29-dwelling unit multi-family residential project, reserving three (3) units for Extremely Low-Income Households, utilizing the Transit Oriented Communities Incentive. The Director of Planning determined that a Class 32 Categorical Exemption was the adequate environmental clearance and complies with the California Environmental Quality Act, for the property is located at 825 S. Irolo Street.
- DIR-2018-2943-TOC: Approval of a seven-story, 38-unit multi-family residential project, reserving four (4) units restricted for Extremely Low-Income Households, one (1) unit restricted for Very Low-Income Households, and one (1) unit restricted for Low Income Households, utilizing Transit Oriented Communities Incentives. The Director of Planning determined that the project was exempt from the California Environmental Quality Act for the property located at 846-850 South Mariposa Avenue.

The proposed project as well as the three (3) projects are subject to Regulatory Compliance Measures (RCMs) in the City of Los Angeles that regulate impacts related to air quality and construction and operational noise as previously mentioned. As such, the proposed project is not expected to result in cumulative impacts.

The project is expected to export approximately 3,249 cubic yards of excavated earth. The project will excavate at a depth of approximately 12 feet for one (1) level subterranean parking, foundation, and utility work. The project is not located in a Special Grading Area and a haul route approved by LADBS is not required. The proposed development is not unusual for the vicinity of the subject site and will be compatible with existing uses in the area. Neither the existing use on the site, nor the proposed use demonstrates any unusual circumstances, and the project will not generate significant traffic, air quality, or noise impacts. 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. State Route 27 is located approximately 23.6 miles west of the subject property. Therefore, the subject site will not create any impacts within a designated 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 is located 0.12 kilometers from the Puente Hills Blind Thrust fault zone, however a fault study is not required since the site is not located within the Alquist-Priolo Fault Zone. The project site is a non-contributing property in the Normandie-Mariposa Apartment District. The existing onsite use (surface parking lot) is not a subject of Historic Preservation Review, has not been determined to be an eligible listing in Historic Places LA and 715 S. Mariposa was not identified in Survey LA. 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.