

F – ENVIRONMENTAL CLEARANCE (ENV-2019-4140-CE)

F.1 – NOTICE OF EXEMPTION (ENV-2019-4140-CE)

F.2 – CLASS 32 JUSTIFICATIONS (ENV-2019-4140-CE)

F.3 – TREE REPORT

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)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 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
VTT-82658-SL

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2019-4140-CE
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PROJECT TITLE N/A	COUNCIL DISTRICT 4 - Raman
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 2820 North Avenel Street	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: The subdivision of 1 lot into 5 small lots. There are no protected trees and a total of 2 existing street adjacent to the project site.	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER:
Dan Arthofer, LA PALOMA HOMES, INC (O)

CONTACT PERSON (If different from Applicant/Owner above) Erin Arthofer (A)	(AREA CODE) TELEPHONE NUMBER EXT. (323) 513-5044
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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:	<input checked="" type="checkbox"/> Additional page(s) attached
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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 Danalynn Dominguez 	STAFF TITLE City Planning Associate
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ENTITLEMENTS APPROVED
Vesting Tentative Tract Map – Small Lots



JUSTIFICATION FOR PROJECT EXEMPTION

CASE NO. ENV-2019-4140-CE

The Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, Case No. ENV-2019-4140-CE, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources 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 project is for the demolition of one (1) single family dwelling and one (1) duplex for the subdivision of one (1) lot into five (5) Small Lots and the construction of five (5) new three (3)-story residential units with a two (2)-car garage on each of the five (5) subdivided lots. The project includes the removal of seven (7) non-protected trees and exporting up to 500 cubic yards of earth. There are no existing protected trees on the site. The floor area of each dwelling will range from 1,668 to 1,999 square feet. As the construction of a new five (5) lot Small Lot development and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned RD1.5-1XL and has a General Plan Land Use Designation for Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Hollywood 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 0.19 acres. Lots adjacent to the subject site are developed with single and multi-family residential and commercial uses. 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 eight

(8) non-protected trees and no protected trees on the site, as identified in the Tree Report prepared by Paul Lewis, Landscape Architect #3620 dated February 18, 2019. The project proposes to remove seven (7) non-protected trees. 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. While the subject site is located within a Very High Fire Severity Zone, Urban Agriculture Incentive Zone and Special Grading Area, RCMs, including Air Quality (RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403, RC-AQ-2, RC-AQ-3, RC-AQ-4, RC-AQ-5, RC-AQ-6); Geology and Soils (RC-GEO-1 (Seismic)); Hydrology and Water Quality (RC-WQ-3: Low Impact Development Plan); Land Use and Planning (RC-LU-1 (Slope Density)); (Noise (RC-NO-1 (Demolition, Grading, and Construction Activities)); and Public Utilities and Service Systems (RC-WS-2 (Green Building Code), RC-EN-1(Green Building Code)), in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location. 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 the five (5) lot Small Lot development 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 within the same location as the subject project. As mentioned, the project is for the demolition of one (1) single family dwelling and one (1) duplex for the subdivision of one (1) lot into five (5) Small Lots and the construction of five (5) new three (3)-story residential units with a two (2)-car garage on each of the five (5) subdivided lots. The project includes the removal of seven (7) non-protected trees and exporting up to 500 cubic yards of earth. There are no existing protected trees on the site. The floor area of each dwelling will range from 1,668 to 1,999 square feet. All adjacent lots are developed with single and multi-family residential uses and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 1.58:1 on a site that is permitted to have a maximum FAR of 3:1. The project proposes 30-foot height limits which is not unusual for the vicinity of the subject site and is similar in scope to other existing residential projects in the area. Thus, there are no unusual circumstances which may lead to 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 Topanga Canyon State Scenic Highway is about 18 miles west of the subject site. 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 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

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historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. The Department of City Planning, Office of Historic Resources confirmed that the existing single-family dwelling and duplex are not considered historic for the purposes of CEQA per an email dated February 25, 2020. 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.

Paul Lewis Landscape Architect

13351-D Riverside Drive #445
Sherman Oaks, CA 91423
Licensed Landscape Architect #3620
Exp. 2/28/19

February 18, 2019

Erin Arthofer
2820 Avenel St.
Los Angeles, CA 90039

Re: 2820-2822 Avenel St., Los Angeles, CA 90039

Dear Erin,

This letter is in regard to the property at 2820-2822 Avenel St., Los Angeles, CA 90039. On February 18, 2019, we visited the site to evaluate the trees on the property.

EXISTING SITE CONDITIONS

The property is located on the corner of Avenel St. and La Paz Dr. The property is split into a single family residence adjacent to Avenel and a multi family dwelling behind it. La Paz Dr. serves as an alley way and access to the back unit.

There are no native trees that are protected by the LAMC Protected Tree Ordinance. There are 8 non-native trees with a trunk diameter greater than 8" on the property, plus two street trees (#1 and 2).

Seven (#3,4,5,6,8,9,10) of the existing trees on site will need to be replaced on a 1:1 basis.

ADJACENT PROPERTIES

No trees on adjacent properties will be impacted by construction on this site.

Should you have any questions, please feel free to contact me at 818-788-9382.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Paul Lewis', written in a cursive style.

Paul Lewis

Enclosure: Tree Report

Tree Report [TR] for 2820-2822 Avenel St., Los Angeles, CA 90039

1-“Tree Expert” as per Los Angeles Municipal Code (LAMC) Section 17.02

Tree Expert – A person with at least four years of experience in the business of transplanting, moving, caring for and maintaining trees and who is (a) a certified arborist with the International Society of Arboriculture and who holds a valid California license as an agricultural pest control advisor or ***(b) a landscape architect*** or (c) a registered consulting arborist with the American Society of Consulting Arborists. **(Amended by Ord. No. 177,404, Eff. 4/23/06.)**

Paul A. Lewis, Landscape Architect, #3620 exp. 2/28/21

2-By whom the TR is prepared: Paul Lewis

3-For whom the TR is prepared: Erin Arthofer

4-TR location address with short geographic description:

2820-2822 Avenel St. is in a developed residential neighborhood. The site is on Avenel St. north of Rowena Ave. Avenel slopes up towards the northwest. The buildings are level while the slope increases gently towards the northwest.

5- Date TR is prepared: February 18, 2019

6- Date of TR field inspection: February 18, 2019

7- TR purpose: To review tree inventory on this for a new small-lot development.

8 - Table of Contents

Standard Tree Removal Application Checklist information	pages	1-2
Matrix summarizing observations	page	3
Color photographs	pages	4-7
Site map locating trees	page	8
Site development plan	page	9
Copy of license	page	10

9 - Project description and background: There are currently plans to develop a new small-lot residential project.

10 – Square footages:

Entire Property:	8,275 SF approx.
Existing Structure:	1,765 SF approx.
Proposed New Structure (total area)	4,065 SF approx..

11 – Field observations: Noted on Matrix. The trees are in a relatively healthy state.

12 – Findings: Seven trees (#3,4,5,6,8,9,10) are within the zone of construction and will be replaced on a 1:1 basis.

Tree Report [TR] for 2820-2822 Avenel St., Los Angeles, CA 90039 page 2

13 – Recommendations: Replace trees within the construction area (#3,4,5,6,8,9,10) on a 1:1 basis.

14 – Trees tagged and numbered: Yes

15 – Replacement: Replace seven trees (#3,4,5,6,8,9,10) on a 1:1 basis with 7 new replacement trees.

16 – Protected tree construction impact guidelines: N/A

17, 18, 19 – Matrix: see page 3

20 – Color photographs: see page 4-7

21 – Topographical map: see page 8

22 – Site development plan: see page 9

23 – Verification of current license: Active and in good standing. see page 10
http://www.latc.ca.gov/consumers/licensee_name.pdf

24 – Misc. opines: none.

25 – None of these trees are native or naturalized on this site.

26 – Photos of protective fencing: N/A

27 – Reason for removal: Trees # 3, 4, 5, and 6 are within the footprint of the buildings and driveways and must be removed. Trees # 8, 9, and 10 are in the LID planter area and new patio space of Unit 5.

28 – 3 ring binder: N/A under 20 pages

29 – CEQA documents- See attached Letter of Determination

30 – Electronic copy

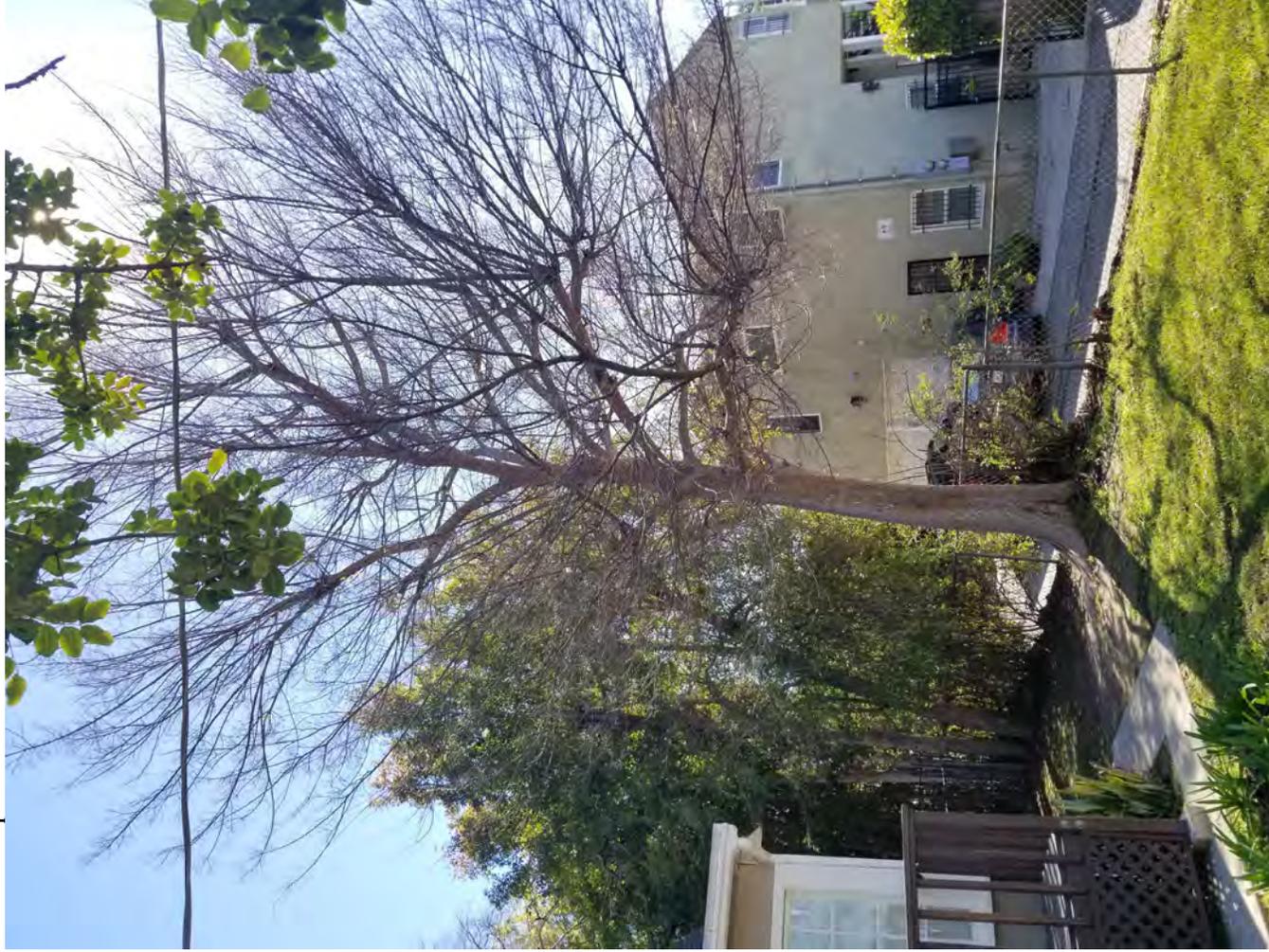
1- *Ceratonia siliqua*



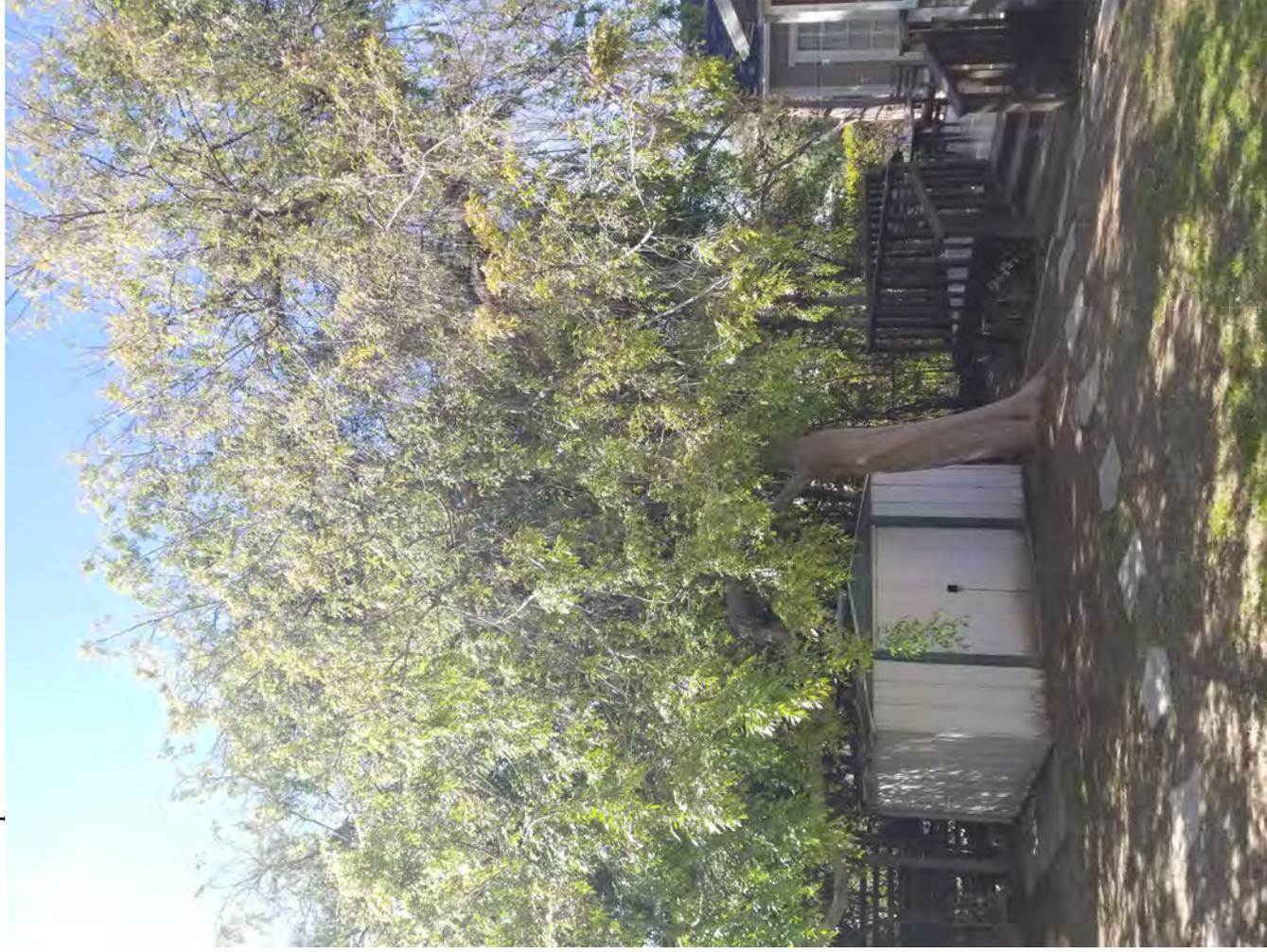
2- *Ceratonia siliqua*



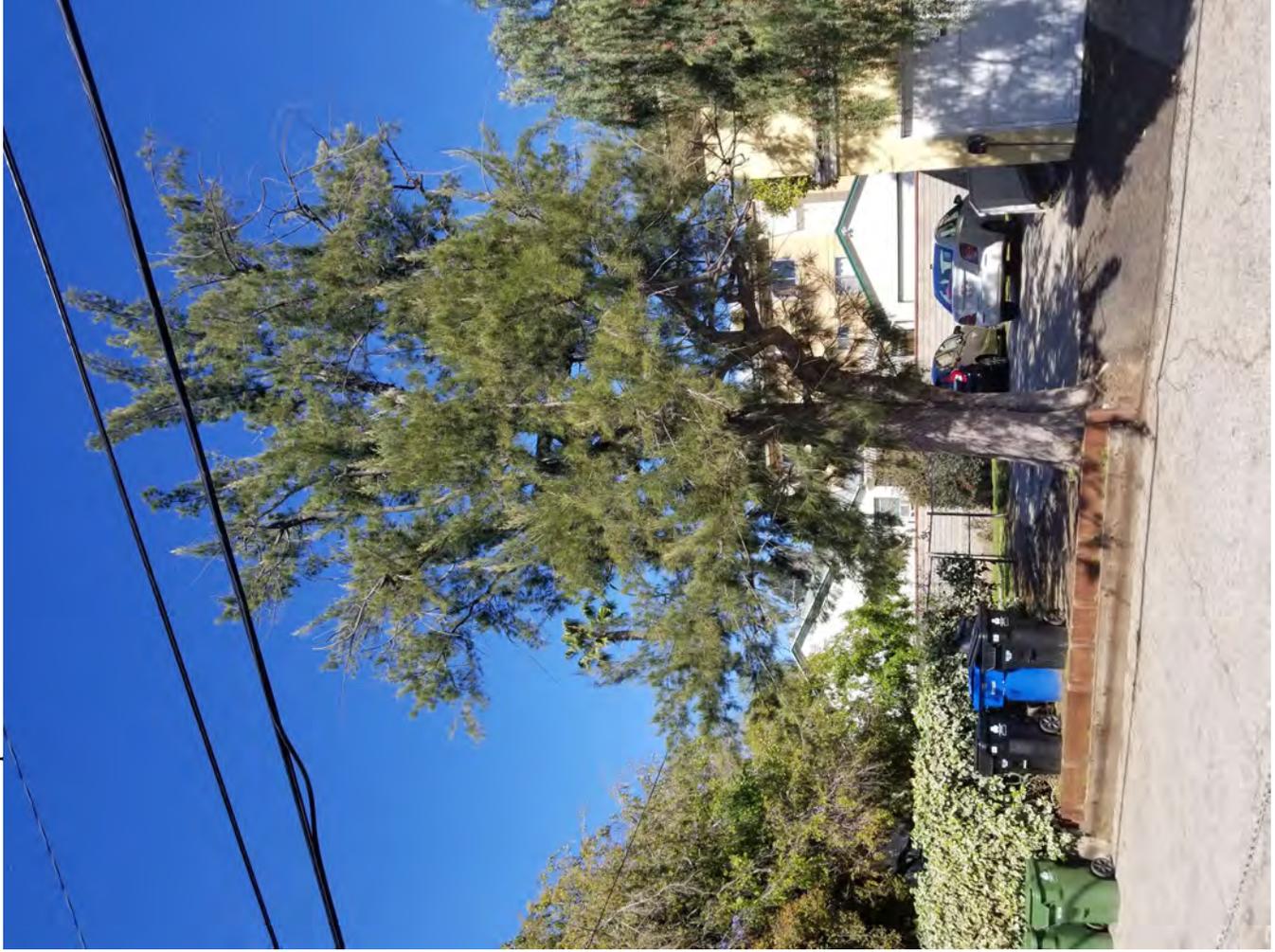
3- *Ulmus parvifolia*



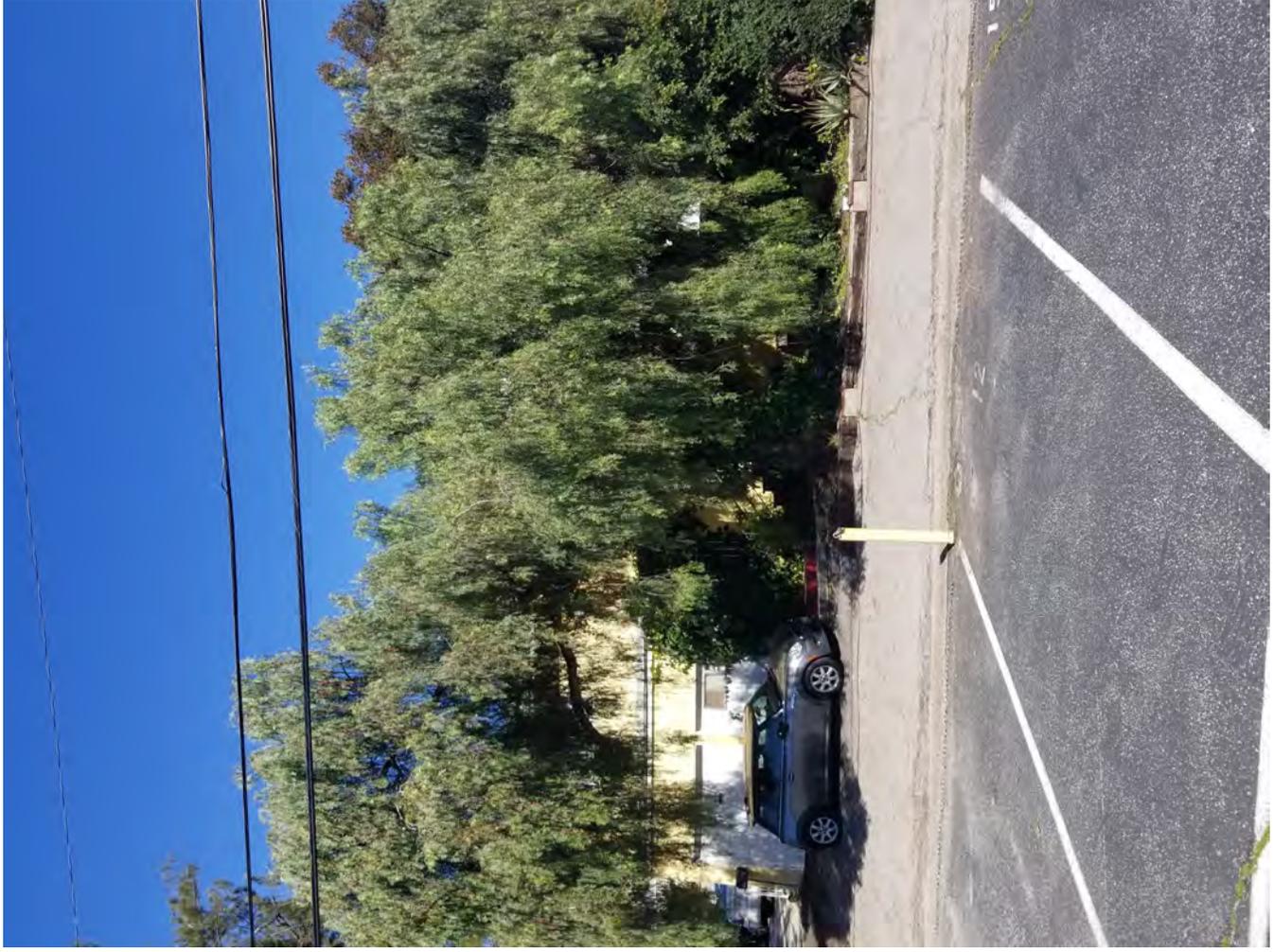
4- *Ulmus parvifolia*



5- Casuarina equisetifolia



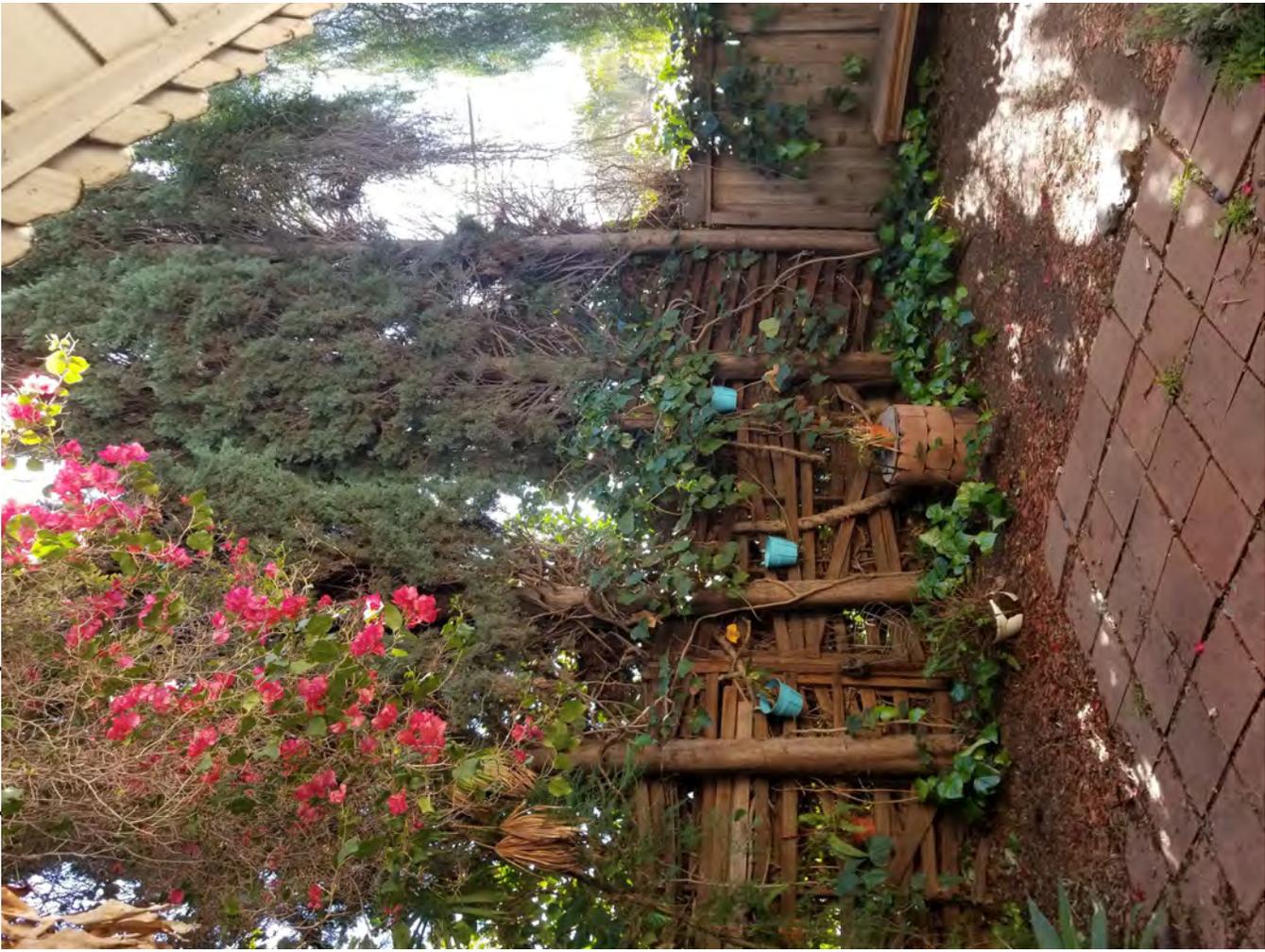
6- Schinus molle



7 - *Melaleuca quinquenervia*



8,9,10 - *Cupressus sempervirens*



Architect:
 Tracey A. Stone Architect
 2041 Blake St.
 Los Angeles, CA 90039

Client:

Project location:
 2820-2822 Avenel St.
 Los Angeles, CA 90039

Scale: 1/8" = 1'
 Date: 02/18/2019



TREE LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS Remarks
	REPLACEMENT TREES Cercidium 'Desert Museum' / Thornless palo verde	7	24" Box	M. multi-trunk
	Trees to be removed			