



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

Class 32 CEQA Exemption

1037 South Dewey Avenue

Case Number: ENV-2022-757-CE

Project Addresses: 1037 South Dewey Avenue (1031 – 1043 South Dewey Avenue)

Community Plan Area: Wilshire

Council District: 10 - Office of District 10

Project Description: The subject property is comprised of three (3) lots measuring approximately 17,738 square feet and is currently undeveloped vacant lots. The proposed project is the construction, use, and maintenance of a new, six-story, 56,112 square-foot residential building with 60 dwelling units, including six (6) dwelling units set aside for affordable housing (or 10% of the proposed density) the six (6) units reserved is for Extremely Low Income (ELI) Households. The building will be constructed with five (5) residential levels above one (1) ground floor level of parking and one (1) level of subterranean parking. The project includes 32 one-bedroom units, eight (8) two-bedroom units, 19 three-bedroom units, one (1) four-bedroom unit and a total of 7,746 square feet of open space for residents. The proposed project would include 56,112 square feet with a maximum floor area ratio (FAR) of 4.5:1.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

The City of Los Angeles
Department of City Planning

APPLICANT:

Henry Fan
URSA 1037 Dewey Ave., LLC

JUSTIFICATION FOR PROJECT EXEMPTION

CASE NO. ENV-2022-757-CE

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 proposed project is the construction, use, and maintenance of a new, six-story, 56,112 square-foot residential building with 60 dwelling units, including six (6) dwelling units set aside for affordable housing (or 10% of the proposed density) the six (6) units reserved is for Extremely Low Income (ELI) Households. The building will be constructed with five (5) residential levels above one (1) ground floor level of parking and one (1) level of subterranean parking. As a housing development project and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The project requires the following:

1. Pursuant to Los Angeles Municipal Code (L.A.M.C.) Section 12.22-A,31, a Director's Determination for the construction, use and maintenance of a 56,112 square foot, 60-unit residential development including six (6) dwelling units set aside for affordable housing (or 10% of the proposed density) reserved for Extremely Low Income (ELI) Households Transit-Oriented Communities project.

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 Wilshire Community Plan which designates the subject property for High Medium Residential land uses with a corresponding zone of R4. The subject property is

zone R4-1. 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 site that is approximately 0.407 acres in size. Lots adjacent to the subject properties are developed with the following urban uses: multi-story multi-family residential structures. The site is currently undeveloped with vacant lots and is surrounded by development and therefore is not, and has no value as a habitat for endangered, rare or threatened species.

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. The project would not result in any significant effects related to traffic, noise, air quality, or water quality.

- An Air Quality Technical Report dated February 2022, was prepared by DKA Planning, for the proposed project indicating that the project will result in less than significant impacts to air quality.
- A Noise Technical Report dated February 2022, was prepared by DKA Planning, for the proposed project indicating that noise impacts would be less than significant.
- Construction and operational noise levels would not have a significant impact. Based on a review of similar projects, the project would not create significant levels of construction or operational emissions, nor toxic air contaminants. In addition, the project would not result in significant impacts to water quality.

The project site will be adequately served by all public utilities and services given that the construction of a 56,112 square foot, six-story, 60-unit residential development 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.

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.

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.