

Case No. APCNV-2018-2850-ZC

**EXHIBIT C**  
**ENV-2018-2848-CE**

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  
APCNV-2018-2850-ZC, VTT-82084-SL / Zone Change & Vesting Tentative Tract Map

LEAD CITY AGENCY <b>City of Los Angeles (Department of City Planning)</b>	CASE NUMBER ENV-2018-2848-CE
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PROJECT TITLE 9363 N. Burnet Avenue, North Hills, CA 91343	COUNCIL DISTRICT 7 - Rodriguez
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) <b>9363 N. Burnet Avenue (Plummer Street &amp; Knapp Street)</b>	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION:  Additional page(s) attached.  
To permit the subdivision of one approximately 21,555 gross square-foot lot into seven small lots for the construction of seven three-story (including a roof deck) single-family residential dwellings with a total of 14 parking spaces and a zone change from RA-1 to (T)(Q)RD3-1 to allow for the proposed density.

NAME OF APPLICANT / OWNER:  
**Zion Hen**

CONTACT PERSON (If different from Applicant/Owner above) <b>Moheb Gorgy</b>	(AREA CODE) TELEPHONE NUMBER   EXT. <b>(818) 507-5747</b>
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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) )  
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JUSTIFICATION FOR PROJECT EXEMPTION:  Additional page(s) attached

(See attached pages)

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.

<b>CITY STAFF USE ONLY:</b>	
CITY STAFF NAME AND SIGNATURE Sarah Hounsell	STAFF TITLE City Planner
ENTITLEMENTS APPROVED Zone Change & Vesting Tentative Tract Map	

DISTRIBUTION: County Clerk, Agency Record  
Rev. 6-22-2021

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

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## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2018-2848-CE

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On April 25, 2022, 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 Categorically 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.

To permit the subdivision of one approximately 21,554 gross square-foot lot into seven small lots for the construction of seven two-story single-family residential dwellings with a total of 14 parking spaces and a zone change from RA-1 to (T)(Q)RD3-1 to allow for the proposed density of one dwelling per 3,000 square feet of lot area.

The subject site is a level, regular shaped lot consisting of approximately 21,555 gross square feet of lot area. The site is currently zoned RA-1, and the applicant is requesting a Zone Change to (T)(Q)RD3-1 to allow for the density of the subdivision of one-lot into seven small lots under Case No. VTT-82084-SL. The site is located on the west side of Burnet Avenue between Plummer Street to the north and Knapp Street to the south. The northwestern corner of the subject site abuts Columbus Avenue.

Burnet Avenue will provide vehicular and pedestrian access from the northeastern boundary of the site. Secondary pedestrian access will be provided from Columbus Avenue from the northwestern site boundary in conjunction with a proposed 22-foot easement from the adjacent lot. The gate will be for emergency fire access only.

The subject site is currently developed with an approximately 1,357 square foot single-family dwelling and garage. City records show that the existing structures were built in 1945. All of the

existing structures and three non-protected trees on site are proposed for removal. The applicant has proposed the maintain four trees including two protected species.

The proposed project would not have a significant effect on the environment. A “significant effect on the environment” is defined as “a substantial, or potentially substantial, adverse change in the environment) (CEQA Guidelines, Public Resources Code Section 21068). The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City’s CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact and provide the data for determining whether the impacts of a proposed project reach or exceed those thresholds. From analysis of the proposed project, it has been determined that it is Categorically Exempt from environmental review pursuant to Chapter 3, Article 19, Section 15332 of the CEQA Guidelines (Class 32). The Class 32 Exemption is intended to promote infill development within urbanized areas.

It has been determined based on the whole of the administrative record that the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2, applies.

### **CLASS 32 CATEGORICAL EXEMPTION**

The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of “In-fill Projects”. The project can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting the five conditions listed below.

**(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:**

The project site is located within the Mission Hills – Panorama City – North Hills Community Plan, which is one of 35 Community Plans that make up the Land Use Element of the General Plan. The Community Plan designates the subject property for Low Medium I Residential land uses corresponding to the corresponding zones of R2, RD3, RD4, RD5, RD6, RZ3, RZ4, RU, and RW1 Zones. The project proposes zoning from RA-1 to (T)(Q)RD3-1 which is consistent with the land use designation. The property is not located within a Hillside Area nor a Bureau of Engineering Special Grading Area. The property is not located within the boundaries of any other specific plan or interim control ordinance.

The project proposes to subdivide the site into six small lots pursuant to LAMC Section 12.22 C.27. The applicant is requesting a zone to change as the present RA Zone does not maximize the allowable density for the site. The project would comply with the applicable regulations of small lot developments and the LAMC, except where minor yard deviations were granted through the tentative tract map approval. These slight modifications of proposed yards, up to 20 percent deviations only, allow for the development of detached dwellings which better follows the development pattern of the neighborhood. The project would construct seven small lot homes – as proposed, the density, height, and other zoning attributes are consistent with the zone designation and with the Community Plan. As the project is the subdivision of land, the project would be required to comply. 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:**

The project site is located in the Mission Hills – Panorama City – North Hills Community Plan area within Los Angeles city limits. The project site encompasses approximately 21,555 square feet of lot area (approximately 0.49 acres). The property is currently developed with a single-story single-family dwelling fronting Burnet Avenue. The project site is located in the North Hills East neighborhood and urbanized area in the Community Plan area. The vicinity consists of residential uses zoned (RD3, RS, RA, and [Q]PF-1XL in a 500-foot radius). The surrounding area is characterized by a mixture of single-family and detached multi-family condominium developments all within Height District 1. To the west across Columbus Avenue is the Sepulveda Middle School and Carlos Santana Arts Academy zoned [Q]PF-1XL and designed for Public Facilities by the Community Plan. The property is completely within Los Angeles City Limits framed by the major thoroughfares of Sepulveda Boulevard to the west, Tupper Street and Nordhoff Street to the south, and Plummer Street to the north. The project therefore will occur completely within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.

**(c) The project site has no value as habitat for endangered, rare or threatened species:**

The project site is located in an established and long-urbanized area. The subject property is currently developed with a single-story single-family dwelling unit and is fully improved. According to the Tree Report prepared by McKinley and Associates dated May 1, 2018, there are seven trees on the subject site, including five non-protected trees and two protected trees (two *Quercus agrifolia* or Coast Live Oaks on proposed Lots 3 and 5, native trees as defined by the Los Angeles Municipal Ordinance 186,873). Each of the two protected Coast Live Oak trees will be preserved in place. Three of the five non-protected trees are proposed for removal (*Ficus benjamina* or Weeping Chinese Banyan; *Callistemon viminalis* or Weeping Bottlebrush; *Walshingtonia filifera* or California Fan Palm). One non-protected *Erythrina caffra* or Coral Tree and one non-protected *Jungans hindsii* or Northern California Black Walnut will remain. Since the three non-protected trees proposed for removal are over 8-inches in diameter, the Tree Report recommends replacing each tree to be removed with one 24-inch box size tree. The landscape plans submitted by the applicant show the four trees to remain in place with the addition of ten 24-inch box size trees (three *Geijera parviflora* or Australian Willow and seven *Lophostemon confertus* or Brisbane Box). As recommended in the Tree Report, protective orange fencing will be around the four trees to be preserved. The project site is in an urbanized area with an existing residential development and four of the proposed trees on site are to remain. As such, the project site has no substantive value as a 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:**

**Traffic.** The project site is currently developed with a 1,357 square-foot one story residence. The project proposes the demolition of all existing structures, the subdivision of the existing lot into seven small lots and the construction of seven three-story (including a roof deck) small lot homes. Per the LADOT traffic studies manual and the L.A. CEQA Thresholds Guide, a Traffic Study is only required for development projects forecast to generate over 43 afternoon commuter peak hour trips, or if more than 500 daily trips will be generated or diverted/shifted. The construction and operation of six small lot homes is not expected to exceed either of these thresholds. The project is not expected to introduce a stationary noise source. The project proposes the creation of only 14 parking spaces (two-car attached garage per dwelling), which would all be accessible from the common

access driveway proposed on site and would not produce a substantial amount of vehicle trips to significantly impact traffic. Further traffic review may be required if the project adds more than 25 residential units, as prescribed by the LADOT however, the project proposes a net increase of just four units, and thus does not exceed this threshold either. As a result, the project will not have a significant impact relating to traffic. Based on this, the project will not have a significant impact relating to traffic.

**Noise.** The project must comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574 and any subsequent ordinances which prohibit the emission or creation of noise beyond certain levels. The Ordinances cover both operational noise levels (i.e. post-construction), as well as any noise impact during construction. Section 41.40 of the LAMC regulates noise from demolition and construction activities and 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 Saturdays and holidays; all such activities are also prohibited on Sundays. 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. As the project is required to comply with the above ordinances and regulations, it will not result in any significant noise impacts. All construction-related noise impacts would be less than significant and temporary in nature.

The project will not generate permanent significant operational noise impacts and construction related noise would be less than significant. Noise occurring as a result of the construction of the project, including that from equipment and from haul trucks, would be temporary, ceasing upon project completion. The project would incorporate soundproofing and vibration controls to manage noise impacts for construction and grading activities. Due to the temporary duration of the development project as well as the noise mitigating efforts indicated above, the project's construction would not result in a significant effect on the environment.

The project is a residential development and will not generate permanent significant operational noise impacts. The project will result in a net increase of only four dwelling units and maintains the existing land use. Compliance with the applicable City ordinances and regulations will further limit the impacts of noise associated with residential uses such as air conditioning systems, conversation, house pets, and other ambient sounds to the extent feasible. Thus, overall, the project will not result in any significant permanent effects relating to noise.

**Air Quality.** The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project for the construction of seven residential units will likely fall below what SCAQMD considers potentially significant thresholds under CEQA guidelines. As proposed, the project does not conflict with or obstruct the implementation of the AQMP and SCAQMD rules.

During construction, appropriate dust control measures would be implemented as part of the proposed project, as required by SCAQMD Rule 403 - Fugitive Dust. The proposed project will conform to Rule 403 control requirements including, but not limited to, applying

water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas.

Best Management Practices will be implemented that would include (but not be limited to) the following:

- Unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce emissions and meets SCAQMD Rule 403;
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust;
- General contractors shall maintain and operate construction equipment to minimize exhaust emissions; and
- Trucks shall not idle but be turned off.

Therefore, potential impacts related to air quality from the project will therefore be less than significant.

**Water Quality.** The project site was not listed on the Department of Toxic Substances Control EnviroStor Database for cleanup, permitting, or investigation for any hazardous waste contamination. There are no hazardous conditions on the project site that could affect groundwater conditions, and any hazardous materials utilized during construction would be handled in accordance with all regulatory requirements. Water run-off from the project site flows eastbound along Burnet Avenue towards the storm drain inlet at the intersection of Villagio Way (a private street just four lots south of the subject site). The proposed project would maintain the existing water run-off flow into existing infrastructure. The project further would retain the first  $\frac{3}{4}$  -inch of rainfall or the rainfall from an 85<sup>th</sup> percentile 24-hour run-off event in compliance with the City of Los Angeles Low Impact Development Ordinance standards. The applicant will develop a Storm Water Pollution Protection Plan to establish Best Management Practices to mitigate erosion and sedimentation entering the storm water system during the construction process. The construction process will comply with water quality standards and discharge requirements per LAMC 64.70 and will not substantially degrade water quality during construction. Therefore, development of the proposed project would not degrade the quality of storm water runoff from the site and would not result in any significant effects relating to water quality.

**(e) The site can be adequately served by all required utilities and public services:**

The site is currently developed with an existing residential structure in an urbanized neighborhood characterized by residential uses. The project site is within the Los Angeles Department of Water and Power (LADWP) service area. The water service infrastructure will remain, and the project will continue to have access to potable water service. The City of Los Angeles Bureau of Sanitation (LASAN) has indicated that the proposed project presents no challenges to the provision of sewer services as well as solid waste resources to the proposed properties. The proposed project is within the range of the Los Angeles Police Department (LAPD) Mission Division in Reporting District 1962. The proposed project is subject to review by the LAPD for compliance with safety design guidelines. The project would be supported by the Los Angeles Fire Department (LAFD) and is under the jurisdiction of Valley Bureau Fire Station 7 and is directly subject to the building fire safety requirements. The subject property is in a fully improved neighborhood with existing fire hydrants that service the site, one adjacent to the southern property line. The proposed

project would be required to maintain appropriate fire flow and fire access, which will be assessed for compliance during the plan check after the units are constructed.

The proposed project would result in an impact to the demand upon local Los Angeles Unified School District (LAUSD) schools. The project would mitigate this challenge through the payment of a School Facilities Mitigation fee as mandated by Government Code Section 65995. The site is also adjacent to and within a half-mile of several schools. The proposed project could produce an increase in the demand on City of Los Angeles Recreation and Parks facilities due to the pending increase of residences through the project. There are two recreational facilities within a ¼-mile radius of the project site. Each unit developed through the project however would be beholden to recreation and park mitigation fees and the demand on the resources would be less than significant. The project is within a 1.5-mile radius of a Los Angeles Public Library (Mid-Valley Regional Branch) and is not anticipated to create a significant demand on library resources. Thus, the proposed project will continue to be serviced by the Department of Water and Power, Bureau of Sanitation, Southern California Gas Company, Los Angeles Police Department, Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Libraries and all other required utilities and public services.

### **EXCEPTIONS TO CATEGORICAL EXEMPTIONS**

Planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in “CEQA Guidelines” Section 15300.2 and determined that none of the exceptions apply to the proposed project.

- (a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

As the proposed project is not defined as a Class 3, 4, 5, 6 or 11 project, this exception is non-applicable. The Project site in an urbanized area in the City of Los Angeles. The project site is not located in a particularly sensitive environment and is not located on a site containing wetlands, endangered species, or wildlife habitats; therefore, this exception is not applicable.

- (b) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

This exception does not apply to the proposed project. The project involves the construction of residential units in an urbanized area developed with a variety of established residential uses. The project is consistent with the existing General Plan designation and zoning, which accounts for the impact of developments within their parameters. Any successive projects of the same type and nature would reflect a development that is consistent with the underlying land use designation and the LAMC, and thus would be subject to the same regulations and requirements, including development standards and environmental impacts. The impacts of each subsequent project will be mitigated if necessary, and thus will not result in a cumulative impact. Therefore, impacts under this category will be less than significant.

- (c) **Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

This exception does not apply to the proposed project. The project site is comprised of approximately 21,555 square feet of lot area located in an urbanized area within the City of Los Angeles. The project consists of residential uses and operations that are compatible with the surrounding urban development and consistent with the underlying zone. The project site is in a long-established neighborhood and is surrounded by a variety of other residential buildings. The site does not demonstrate any unusual circumstances, and the project will not generate significant impacts regarding traffic, air quality, water quality, or noise. There are no unusual circumstances that indicate this project would reasonably result in a significant effect on the environment.

- (d) **Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

This exception does not apply to the proposed project. According to the California Scenic Highway Mapping System, the project site is not located on or near a portion of a highway that is either eligible or officially designated as a state scenic highway. Therefore, this exception does not apply.

- (e) **Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

This exception does not apply to the proposed project. The project site is not listed as a hazardous waste site on EnviroStor, California's data management system for tracking hazardous waste sites. There are also no listed sites within the immediate vicinity of the project site. The subject property is currently developed with a single-family residence, and is surrounded by residential uses, thus, hazardous waste and materials would not be expected to pose a significant constraint on sites long developed with such uses.

Additionally, the project site is not located within a Methane Zone or Methane Buffer Zone, nor is it located in a Hazardous Waste/Border Zone Properties area as designated by the City of Los Angeles. The surrounding neighborhood is primarily developed with residential uses and public schools. Oils, elevators, in-ground hydrologic systems, monitoring or water supply wells, or above- or below-ground storage tanks, or potentially fluid-filled electrical equipment would not be expected on the project site. No industrial wastewater is generated on the project site and sanitary wastewater is discharged to the City Bureau of Sanitation. Therefore, this exception for a Class 32 Categorical Exemption does not apply to this project.

- (f) **Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.**

Databases of historic resources in the City of Los Angeles include SurveyLA and Historic Places LA, in addition to State and Federal databases of historic resources. According to these databases, there are no structures of historic significance on the property. There

are also no historic resources identified by any database on or immediately adjacent to the subject property. Accordingly, the project will have no impact on any historic resources.

Additionally, the project site is not located in a designated Historic Preservation Overlay Zone. The neighborhood surrounding the project site consists primarily of residential uses, with various single-family and multi-family neighborhoods along both streets. For these reasons, construction of the proposed project would not constitute a substantial adverse change in the significance of a historic resource as defined by CEQA, and this exception does not apply to the proposed project.

## **CONCLUSION**

The proposed project involves the demolition of an existing one-story single-family dwelling and the subdivision of an approximately 0.49-acre lot into seven individual lots, and the construction of a single-family residential dwelling unit with a two-car garage upon each subdivided lot. Each residential unit is two-stories with a roof deck and will not exceed 30 feet in height. The project is consistent and compatible with the surrounding developments which are all residentially zoned and is consistent with the existing General Plan designation, proposed zoning, and requirements of the Los Angeles Municipal Code. The project will not generate a significant number of vehicle trips and will not result in any significant impacts to land use planning, environmental habitat, noise, air quality, or water quality. The project is located in a long-established neighborhood, and thus will be adequately served by all required public utilities and services.

The project is in an urbanized area, it is not in a particularly sensitive environment, and will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted by any federal, state, or local agency. The project will not result in any significant impacts and, therefore, will not make a cumulatively considerable contribution to any significant impacts that are not already accounted for by the General Plan and future environmental clearances. The project is consistent with the surrounding developments, including established residential and commercial uses, does not present any unusual circumstances that would result in a significant impact on the environment, and would not constitute a substantial adverse change in the significance of a historic resource as defined by CEQA. Therefore, none of the possible exceptions to Categorical Exemptions, found in Section 15300.2 Exceptions, apply to this project, and as such, the project qualifies for a Class 32 Categorical Exemption.