

COUNTY CLERK'S USE

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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

DIR-2021-643-TOC-HCA / Transit Oriented Communities Affordable Housing Incentive Program Review

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2021-644-CE

PROJECT TITLE

Cambria Terrace

COUNCIL DISTRICT

1 – Cedillo

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

1537, 1539, 1541, and 1543 W. Cambria Street

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

Demolition of an existing six-unit, multi-family residence for the construction, use, and maintenance of a 43-unit residential apartment building that is six-stories, 73 feet 10 inches in building height and contains 39,695 square feet of floor area. The project site includes 10 non-protected on-site trees, all of which are proposed for removal and two (2) street trees that will remain and preserved in place. However, this analysis gives no rights to the applicant to remove any street tree. No street trees may be removed without prior approval of Urban Forestry based on compliance with LAMC Section 62.169 and 62.170 and applicable findings.

NAME OF APPLICANT / OWNER:

Shahco Inc, Shahram Saba

CONTACT PERSON (If different from Applicant/Owner above)

Shahla Salah, New Real Estate Market

(AREA CODE) TELEPHONE NUMBER

((619) 920-4136

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

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332, Class 32 (Infill Development Project), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

Section 15332, Class 32 (Infill Development Project) consists of projects characterized as in-fill development meeting the following conditions: 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) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) the site has no value as a habitat for endangered, rare or threatened species; d) would not result in any significant effects related to traffic, noise, air quality, or water quality; and 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

Marie Pichay *Marie Pichay*

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Transit Oriented Communities Affordable Housing Incentive Program

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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CALIFORNIA**



ERIC GARCETTI
MAYOR

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2021-644-CE

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332, Class 32 (Infill Development Project) and that none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 apply.

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.

Demolition of an existing six-unit, multi-family residence for the construction, use, and maintenance of a 43-unit residential apartment building that is six stories, 73 feet 10 inches in building height and contains 39,695 square feet of floor area and a 5.6:1 Floor Area Ratio (FAR) on an approximately 9,809 square-foot site. The project reserves 10 percent, or five (5) units, of the total 43 units for Extremely Low Income Households. The project consists of six residential floors over one subterranean of parking that includes 22 vehicle parking spaces and 40 bicycle parking spaces (36 long-term spaces and 4 short-term spaces). The project requires the grading and export of up to 4,250 cubic yards of earth. The project site includes 10, non-protected on-site trees, all of which are proposed for removal and two (2) street trees that will remain and preserved in place. As a new multi-family housing development, and as a project which is characterized as in-fill development, the project qualifies for the Section 15332, Class 32 Categorical Exemption.

The site is zoned R4-2 and has a General Plan Land Use Designation of Community Commercial. As shown in the case file, the project is consistent with the applicable Westlake Community Plan designation and policies and all applicable zoning designations and regulations. The project site is wholly within the City of Los Angeles, on a site that is approximately 0.23 acres (9,809 square feet). Lots adjacent to the subject site are developed with commercial, residential, parking, and institutional uses. Lots to the north, across the alley, are developed with an autobody shop, a parking lot, and a check cashing/bicycle shop, tattoo parlor, and Taekwon Do studio. Lots to the

east are zoned R4-2 and are developed with two-story, multi-family residences. Lots to the south across Cambria Street are zoned R4-1 and are developed with 3-story and 4-story multi-family residential apartments. Lots to the west are zoned R4-2 and are developed with a single-family residence and a 5-story hotel.

The project 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 no protected trees on the site, as identified in the Tree Report prepared by James Komen, Certified Arborist #WE-9909B, of Class One Arboriculture Inc., dated June 25, 2021. However, there are 10 on-site non-protected trees, two (2) off-site non-protected trees on neighboring properties that may be impacted by the proposed project, and two (2) street trees in the right-of-way. The project proposes to remove all of the on-site trees, retain both off-site trees in the neighboring properties and retain both street trees in the right-of-way.

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. Furthermore, the daily trips analysis shows that the project generates 148 daily vehicle trips, received credit for 21 daily trips for the existing six (6) dwelling units resulting in a total of 127 daily trips. Therefore, the project does not exceed the threshold criteria established by the Los Angeles Department of Transportation (LADOT) of 250 daily vehicle trips for preparing a traffic study. The project site will be adequately served by all public utilities and services given that the construction of a six-story, 43-unit apartment building 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 in the same place as the subject project. As mentioned, the project includes the construction of a six-story, 43-unit apartment building in an area zoned and designated for such development. All adjacent lots are developed with residential and commercial uses, and the subject site is of a similar size and slope to nearby properties. The project includes a Floor Area Ratio (FAR) of 5.6:1 on a site that is permitted to have a maximum FAR of 9:1 with a Base Incentive of a 50 percent FAR increase for projects in Tier 3 per the Transit Oriented Communities Program. Thus, there are no unusual circumstances which may lead to a 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 site is approximately 20 miles east from State Route 27. 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 within 500 feet, 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 historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. 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.