

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
DIR-2023-3283-SPP-HCA / Project Permit Compliance, Housing Crises Act

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2023-3284-CE

PROJECT TITLE
3122 North Verdugo Place

COUNCIL DISTRICT
1- Hernandez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
3122 North Verdugo Place

Map attached.

PROJECT DESCRIPTION:
The construction, use, and maintenance of a 1,226 square foot addition, including 694 square feet of new construction and 532 square feet of unpermitted space that is existing to an existing 21 foot, three (3) inches in height single family dwelling (and an Accessory Dwelling Unit under separate administrative review) for a total floor area of 1,738 square feet on a 3,674.5 square foot lot. There are no Protected Trees, or Significant Trees on site. However, there are two (2), six (6) inch trees on site per the Arborist Verification Letter, and two (2), six (6) inch trees are proposed for removal from Thrifty Tree Service, Dave Aviram, Certified Arborist #WE-8454A, and Leonardo Moran, Certified Arborist #WE-11356A dated December 13, 2022. The Urban Forestry Referral Form was reviewed, and signed by the Urban Forestry Division on May 10, 2023.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Longbao Yang

CONTACT PERSON (If different from Applicant/Owner above)
Bryan Pech, ESL Design, Inc.

(AREA CODE) TELEPHONE NUMBER | EXT.
(310) 309-0102

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) **15303-03**
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:
Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

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.

Additional page(s) attached

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
Pablo Estrada

STAFF TITLE
City Planning Associate

ENTITLEMENTS APPROVED
Project Permit Compliance, Housing Crises Act

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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CALIFORNIA**



KAREN BASS
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EXECUTIVE OFFICES

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DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-3284-CE

The Planning Department has determined that the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 3- accessory structures for single family. This project is located at 3122 North Verdugo Place.

Project Description

The proposed project includes the construction, use, and maintenance of a 1,226 square foot addition, including 694 square feet of new construction and 532 square feet of unpermitted space that is existing to an existing 21 foot, three (3) inches in height single family dwelling (and an Accessory Dwelling Unit under separate administrative review) for a total floor area of 1,738 square feet on a 3,674.5 square foot lot that is located within the Mount Washington-Glassell Park Specific Plan area.

Exceptions Narrative for Categorical Exemption

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Section 15303, Class 3 (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The site is zoned R2-1-HCR and has a General Plan Land Use Designation of Low Medium I Residential. While the subject site is located 1.24 km from the Hollywood Fault, specific Regulatory Compliance Measures (RCMs) 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. Regulatory Compliance Measures (RCMs) include requirements to conform with the California Building Code and the City’s Landform Grading Manuel. 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. The project shall comply with the Geology and Soils Report Approval Letter from the Department of Building and Safety dated December 6, 2022 (log #117461-01). Thus, the location of the project will not result in a significant impact based on its location.

With regard to potential cumulative impacts during the construction phase of the project, there may be active construction activity in the vicinity of where the subject property is located at the same time that the project undergoes construction. However, Regulatory Compliance Measures

will help ensure that cumulative impacts related to construction activity are addressed. Therefore, the project will not have any significant impacts to traffic. Pursuant to the Los Angeles Department of Transportation's Hillside Development Construction Traffic Management Guidelines released on June 16, 2020, the project is not required to submit a Hillside Construction Traffic Management Plan. These guidelines state the purpose of a Construction Traffic Management Plan is to address transportation concerns specific to hillside communities, including narrow streets, limited emergency access, and location in a Very High Fire Severity Zone. The LADOT Traffic Engineer stated via email on December 20, 2022, that based on the project description, a Hillside Construction Traffic Management Plan is not necessary for the project. Therefore, the subject project will have no cumulative impact on the City's circulation system. A copy of the email is printed and saved in the case file. 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.

As mentioned, the proposed project includes the construction, use, and maintenance of a 1,226 square foot addition, including 694 square feet of new construction and 532 square feet of unpermitted space that is existing to an existing 21 foot, three (3) inches in height single family dwelling (and an Accessory Dwelling Unit under separate administrative review) for a total floor area of 1,738 square feet on a 3,674.5 square foot lot in an area zoned and designated for such development. All adjacent lots are developed with single-family dwellings, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 0.47:1 or 1,738 square feet on a site that is permitted to have a maximum FAR of 0.50:1 or 1,837 square feet. The project proposes a building height of 21 feet, 3 inches which is not unusual for the vicinity of the subject site and is similar in scope to other existing low residential in the area.

As identified in the Owners Declaration of Biological Resources dated December 13, 2022 and signed by the property owner, and notarized on February 1, 2023, the project will have no impact on any species or riparian habitats identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations; federally protected wetlands; and the movement of any native resident or migratory fish or wildlife species. While the site is previously undisturbed, it is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. Therefore, the subject project will have no cumulative biological impact to the project site and its surroundings.

Prior to any work on the adjacent public right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis under CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note that street trees and protected trees shall not be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161-62.171. At the time of preparation of this environmental document, no approvals have been given for any tree removals on-site or in the right-of-way by BPW. The City has required a Tree Disclosure Statement, and Arborist Verification Letter to identify all Protected Trees/Shrubs on the project site and all street trees in the adjacent public right-of-way. As identified in the Tree Disclosure Statement, and Arborist Verification Letter prepared by Certified Arborist #WE-8454A, Dave Aviram, and Certified Arborist #WE-11356A, Leonardo Moran on December 13, 2022 there are zero (0) Protected Trees/Shrubs on, or near the site. However, there are two (2), six (6) inch trees on site per the Arborist Verification Letter, and two (2), six (6) inch trees are proposed for removal from Thrifty Tree Service, Dave Aviram, Certified Arborist #WE-8454A, and Leonardo Moran, Certified Arborist #WE-11356A dated December 13, 2022. The Urban Forestry Referral Form was reviewed, and signed by the Urban Forestry Division on May 10, 2023. 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 proposed project is located over 24.8 miles away from Topanga State Park. 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 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.

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.