

**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-2021-8777-TOC-HCA / Transit Oriented Communities, Housing Crisis Act

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2021-8778-CE

PROJECT TITLE

203 North Oxford Avenue Project

COUNCIL DISTRICT

10

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

**203 North Oxford Avenue** Map attached.

PROJECT DESCRIPTION:

The demolition of a single-family dwelling and garage and construction of a 30 unit (3 units reserved for Extremely Low-Income Households) 7-story residential structure over one level of ground parking garage and one level of subterranean parking garage. The building will be a maximum of 78 feet 6 inches, as measured from grade, and contain approximately 20,198 sq ft of floor area with a floor area ratio (FAR) of 4.5:1. The project will provide 15 standard vehicular parking spaces and three (3) compact vehicular parking space, 30 long-term, and three (3) short-term bicycle parking spaces. The project will provide approximately 2,364 sq ft of open space, including 450 sq ft of open space in the rear yard and 1,914 sq ft of the roof deck. The project proposes grading and exporting up to 2,337 cubic yards of earth. The project proposes to remove 17 on-site non-protected trees.

 Additional page(s) attached.

NAME OF APPLICANT / OWNER:

**203 N Oxford LLC**

CONTACT PERSON (If different from Applicant/Owner above)

**Daeun Lee**

(AREA CODE) TELEPHONE NUMBER

(213) 386-3693

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

## STATE CEQA STATUTE &amp; 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

Class 32 – (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. (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. (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

Griselda Gonzalez

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Transit Oriented Communities, Housing Crisis Act

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021



**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

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DEPUTY DIRECTOR

## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2021-8778-CE

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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.

The project is for the demolition of an existing single-family dwelling and garage and construction, use, and maintenance of a seven (7)-story residential structure, including 6 residential levels over one (1) level of ground parking garage and one (1) level of subterranean parking garage, containing 30 dwelling units, including three (3) units reserved for Extremely Low-Income Households and 27 market-rate units. The building will be a maximum of 78 feet 3 inches, as measured from grade, and contain approximately 20,198 square feet of floor area with a floor area ratio (FAR) of 4.5:1. The unit mix will be comprised of 24 one-bedroom units and 6 two-bedroom units. The project will provide 15 standard vehicular parking spaces and one (1) compact vehicular parking space, 30 long-term, and three (3) short-term bicycle parking spaces. The project will provide approximately 2,364 square feet of open space, including 450 square feet of open space in the rear yard and 1,914 square feet of the roof deck. The project proposes grading and exporting up to 2,337 cubic yards of earth. The project proposes to remove 17 on-site non-protected trees. As the construction of a 30-unit multi-family development, and a project which is characterized as in-fill development, the project qualifies for Class 32 Categorical Exemption.

The site is currently developed with a single-family dwelling and detached garage and carport built in 1919. On April 4, 2022, the applicant submitted an application to the Los Angeles Department of Building and Safety (LADBS) for a new 7-story, 30-unit multi-family building with ground level and subterranean parking (TOC project) (Permit # 21010-10001-02727). On January

13, 2021, the applicant submitted an application to LADBS for demolishing an existing garage/carport (Permit # 21019-30000-00012).

The project is granted the following Base and Additional Incentives of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program per Case No. DIR-2021-8778-TOC-HCA:

- Base Incentives:

- A 66-percent increase in the maximum density to allow a total of 30 dwelling units in lieu of 18 units as otherwise permitted by LAMC Section 12.11;
- A 50-percent increase in the FAR to permit a maximum of 4.5:1 in lieu of 3:1 as otherwise permitted by LAMC Section 12.11;
- A reduction in the automobile parking requirement to allow a minimum of 15 spaces to be provided;

The project is permitted to provide a minimum of zero parking space pursuant to California Government Code Section 65863.2 (AB 2097) which became effective January 1, 2023 after the filing of the subject.

- Additional Incentives

- Side Yard Setbacks. A 30-percent side yards setbacks reduction to permit a minimum of 7 feet in lieu of the minimum 10 feet as otherwise required by LAMC Section 12.11 C.2; and
- Rear Yard Setback. A 30-percent rear yard setback reduction to permit a minimum of 15 feet in lieu of the minimum 19 feet as otherwise required by LAMC Section 12.11 C.3.
- Open Space. A 25-percent reduction in the usable open space requirement to allow a minimum of 2,363 square feet in lieu of the minimum 3,150 square feet, as otherwise required by LAMC Section 12.21 G.2.

The site is zoned R4-1 and has a General Plan Land Use Designation of Neighborhood Office Commercial. As shown in the case file, the project is consistent with the applicable Wilshire Center/Koreatown Redevelopment Plan, Wilshire 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 0.164 acres. Lots adjacent to the subject site are developed with single- and multi-family urban uses, 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 no protected trees on the site, as identified in the Tree Report prepared by Arsen Margossian, Certified Consulting Arborist, on May 31, 2022. The project application proposes to remove 17 non-protected trees on-site.

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 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. 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. The proposed project may create environmental impacts on the surrounding area. However, the project is subject to Regulatory compliance Measures (RCMs) in the City of Los Angeles that regulate impacts related to air quality and construction and operational noise as previously mentioned. According to the email received from the Department of Transportation dated June 24, 2021, the proposed 30-unit development will not generate trips to trigger a transportation analysis and a referral form is not necessary. As such, the proposed project is not expected to result in cumulative impacts.

As mentioned, the project proposes the demolition of the existing single-family dwelling and garage and the construction, use, and maintenance of a six (6)-story residential structure over one (1) level of ground parking garage and one (1) level of subterranean parking garage, containing 30 dwelling units, including three (3) units reserved for Extremely Low-Income Households and 27 market-rate units. The building will be a maximum of 78 feet 6 inches, as measured from grade, and contain approximately 20,198 square feet of floor area in an area zoned and designated for such development. All adjacent lots are developed with zoned R4-1 with Neighborhood Office Commercial Land use, developed with single- and multi-family residential structures and commercial uses, and the subject site is of a similar size and slope to nearby properties. The project proposes a FAR of 4.5:1 that is consistent with the zone and land use designation of the site, in conjunction with the approval of Base and Additional Incentives under the TOC Affordable Housing Incentive Program and is not unusual for the vicinity of the subject site and is similar in scope to other existing High Medium Residential land use in the area. 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. State Route 27 is located approximately 16 miles west of the subject property. 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. Per the Wilshire Center/Koreatown Redevelopment Plan Administrative Review and Referral form signed on June 29, 2021, 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.

