

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

CPC-2022-7482-DB-HCA / Density Bonus

LEAD CITY AGENCY

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

CASE NUMBER

**ENV-2022-7483-CE**

PROJECT TITLE

12701 West Washington Place

COUNCIL DISTRICT

11 – Traci Park

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

**12701 West Washington Place, 90066**

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

The project is the construction of a new 5-story, 56-foot, mixed-use structure consisting of 34 dwelling units (including three (3) Very Low Income Units) and 2,100 square feet of ground floor commercial use. The project will be approximately 28,490 square feet with a Floor Area Ratio ("FAR") of approximately 3:1. The project will provide 31 residential and 7 commercial vehicular parking spaces in a ground floor garage and two subterranean parking levels. The project will also provide 40 long-term bicycle parking spaces and 6 short-term bicycle parking spaces. The site is currently improved with two (2) one-story commercial buildings that will be demolished. No Protected or Significant Trees are located on the property. The project proposes 7,150 cubic yards of grading, including the fill of 180 cubic yards and export of 6,970 cubic yards of soil.

NAME OF APPLICANT / OWNER:

**Bob Halavi, Creative Properties, LLC**

CONTACT PERSON (If different from Applicant/Owner above)

**Armin Gharai, GA Engineering, Inc.**

(AREA CODE) TELEPHONE NUMBER

**(818) 758-0018**

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 Project qualifies for a Class 32 Categorical Exemption as it is developed on an infill site and meets the conditions as follows: (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.

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

Esteban Martorell



STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Density Bonus

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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**JUSTIFICATION FOR PROJECT EXEMPTION  
CASE NO. ENV-2022-7483-CE**

The Department of City Planning determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines, Article 19, 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. The Notice of Exemption and Justification for Project Exemption for Environmental Case No. ENV-2022-7483-CE is provided in the case file and attached as Exhibit D.

Project Description

The project is the construction of a new 5-story, 56-foot-tall, mixed-use building consisting of 34 dwelling units (including three (3) Very Low Income Units) and ground floor commercial area. The project will be approximately 28,490 square feet, including 2,100 square feet of commercial space, with an FAR of approximately 3:1. The project will provide 31 residential and 7 commercial parking spaces for vehicles in a ground floor garage and two subterranean parking levels with access from a two-way driveway located in the alleyway on the northerly side of the property. The project will also provide 40 long-term bicycle parking spaces and 6 short-term bicycle parking spaces. The site is currently improved with two (2) one-story commercial buildings that will be demolished for the project. According to a Tree Letter prepared by Kay J. Greeley, ISA dated October 14, 2019, there are no protected trees on the subject site or public right-of-way. However, there is one non-protected tree on the public right-of-way within the City of Los Angeles that will not be removed but will be trimmed to facilitate construction. The project also proposes 7,150 cubic yards of grading, including the fill of 180 cubic yards and export of 6970 cubic yards of soil. The project is an in-fill development and qualifies for the Class 32 Categorical Exemption.

CEQA Determination – Class 32 Categorical Exemption Applies

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.**

The project site is located in the Palms – Mar Vista – Del Rey Community Plan and the Los Angeles Coastal Transportation Corridor Specific Plan. It is designated for General

Commercial land uses, with the corresponding zone of C2. The site is zoned C2-1, consistent with the land use designation. The C2 Zone allows a density of one dwelling unit per 400 square feet of lot area. The project site is also in Height District No. 1 which permits a floor area of 1.5 times the buildable area (FAR 1.5:1) in the C2 Zone with no maximum height limit.

The project site, located at 12701 – 12711 West Washington Place, has a frontage of 92.70 feet and a depth of approximately 109.69 feet resulting in a total area of 10,066.7 square feet. As such, the project site is consistent with the lot width and area requirement for the C2 Zone. Pursuant to State Density Bonus Law and LAMC Section 12.22 – A.25, the applicant is requesting Off-Menu Incentives in exchange for providing three (3) Very Low Income Units for 55 years.

The proposed project is consistent with many General Plan goals, policies, and objectives. The Housing Element of the General Plan provides the following:

*Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.*

*Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.*

*Objective 1.3: Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities.*

*Policy 1.3.2: Prioritize the development of new Affordable Housing in all communities, particularly those that currently have fewer Affordable units.*

*Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.*

*Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services, and transportation options.*

*Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed income housing, in areas near transit, jobs, and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.*

The proposed project will result in the addition of 34 new dwelling units to the City's housing stock and conforms with the applicable provisions of the Housing Element. The project will provide three (3) affordable units for Very Low Income. Additionally, this mixed-income development will be located near public transit options and a variety of retail, commercial, entertainment, recreational, educational, and employment opportunities. The development is also in a community that currently has fewer affordable units. According to the Department of City Planning's Housing Progress Dashboard, 564 affordable units were approved in the Palms – Mar Vista – Del Rey Community Plan Area between 2015 – 2022. The citywide average over the same period was 669 affordable units per Plan Area.

Additionally, the Palms – Mar Vista – Del Rey Community Plan, one of the Land use Elements of the General Plan, provides the following:

**Goal 1: A SAFE, SECURE AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL COMMUNITY RESIDENTS.**

*Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.*

*Policy 1-1.1: Provide for adequate multi-family residential development.*

*Policy 1-1.2: Protect the quality of residential environment and the appearance of communities with attention to site and building design.*

*Objective 1-2: To reduce vehicular trips and congestion by developing new housing in proximity to services and facilities.*

*Policy 1-2.1: Locate higher residential densities near commercial centers and major bus routes where public service facilities and infrastructure will support this development.*

*Objective 1-4: To promote the adequacy and affordability of multiple-family housing and increase its accessibility to more segments of the population.*

*Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing.*

*Policy 1.4-2: Ensure that new housing opportunities minimize displacement of residents.*

The proposed project meets the above goals, policies, and objectives by providing multi-family dwelling units in a new, safe, and secure building. The proposed project is located within a neighborhood designated for General Commercial Land Uses, which includes multiple-family residential uses, and is well served by facilities and necessary infrastructure. The site is served by multiple local bus lines that encourage alternative modes of transportation and is proximate to the vibrant commercial districts located in Culver City's downtown area.

As such, the project is consistent with the applicable Palms – Mar Vista – Del Rey Community Plan designation and policies and all applicable zoning designations and regulations as permitted by State Density Bonus Law.

**(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.231 acres (10,066.7 square feet) and substantially surrounded by urban uses. The subject site is in an urbanized area between the Santa Monica Airport and Marina Del Rey. Neighboring properties along this block of West Washington Place are zoned C2-1 and improved with a two-story multi-family dwelling and a one-story commercial building. The property to the north along Wade Street is improved with a two-story multi-family dwelling. The properties to the south along West Washington Place and Zanja Street are improved with a mix of commercial and residential buildings. The properties to the east, across Wade Street and along West Washington Place are developed with two-story multi-family dwellings. Abutting the subject site to the west is a two-story multi-family dwelling. On the western boundary of the block there is Zanja Street which is improved with multi-family dwellings zoned R3-1 that

range from one (1) to two (2) stories in height. The project site is also located approximately 4,549 feet from the Pacific Coast Highway (SR 1), 4,900 feet from the Marina Freeway (SR 90) and 1.35 miles from the San Diego Freeway (I-405).

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

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. The site is currently developed with two (2) one-story commercial buildings. According to a Tree Letter prepared by Kay J. Greeley, ISA dated October 14, 2019, there are no protected trees on the subject site or public right-of-way. However, there is one non-protected tree on the public right-of-way within the City of Los Angeles that will not be removed but will be trimmed to facilitate construction. Furthermore, the project site does not adjoin any open space or wetlands that could support habitat for endangered, rare or threatened species. Therefore, the site does not contain or have value as habitat for endangered, rare or threatened species and is not located adjacent to any habitat for endangered, rare or threatened species. As such, the proposed project meets this criterion.

(d) **Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, storm water mitigations; and Best Management Practices for storm water runoff. RCMs include but are not limited to:

- **Regulatory Compliance Measure RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
  - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
  - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
  - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
  - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
  - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
  - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
  - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

These RCMs will ensure the project will not have significant impacts on noise, air quality, and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study as shown on the LADOT Transportation Assessment Referral Form dated February 2, 2023. 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.**

The project site will be adequately served by all public utilities and services given that the construction of a multi-family residential building will be on a site which has been previously developed and is consistent with the General Plan. The project site is served by the Los Angeles Police Department and Los Angeles Fire Department, Los Angeles Unified School District, and other public services. Additionally, the site is currently served by the Los Angeles Department of Water and Power, the Southern California Gas Company, and the Bureau of Sanitation. As such, the site can be adequately served by all required utilities and public services.

Therefore, the project meets all of the Criteria for the Class 32 Categorical Exemption.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32:

- (a) **Cumulative Impacts.** *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.*

Properties in the vicinity are developed with multi-family dwellings and the subject site is of a similar size and slope to nearby properties. According to ZIMAS, there are two (2) recently approved developments of a similar size and scope to the proposed project within 1,000 feet of the subject site. On October 27, 2022, the City Planning Commission approved a Density Bonus Affordable Housing Incentive Program for the construction of a 6-story, 15-unit multi-family dwelling located at 12735-12737 West Mitchell Avenue. On April 7, 2023, the Zoning Administrator approved a Density Bonus Affordable Housing Incentive Program for a new 5-story, 40-unit multi-family dwelling with 53 vehicular parking spaces, located at 3984-3988 South Meier Street and 12740-12750 West Zanja Street. Although there are two other developments of similar size and scope within this neighborhood, there is no evidence in the file (including in any technical studies) that there is a foreseeable cumulative significant impact from these projects in any impact category; including in transportation due to LADOT and LADBS permitting and monitoring practices.

The project also proposes 7,150 cubic yards of grading, including the fill of 180 cubic yards and export of 6,970 cubic yards of soil. The proposed grading does not meet the threshold to require a haul route application. Nonetheless, the project will be subject to specific Regulatory Compliance Measures (RCMs) which will reduce any potential impacts to less than significant. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

- (b) **Significant Effect Due to Unusual Circumstances.** *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.*

The project proposes a mixed-use multi-family residential building with commercial space in an area zoned and designated for such development. The adjacent lot is developed with a multi-family residential building, and the subject site is of a similar size and slope as nearby properties developed for residential uses. The applicant proposes to utilize LAMC Section 12.25 A.25 (Affordable Housing Incentives – Density Bonus) to construct a 5-story, 56-foot tall, mixed-use structure with 34 units and ground floor commercial use. The project will be approximately 28,490 square feet with a FAR of approximately 3:1. The project size and height are not unusual for the vicinity of the subject site and is similar in scope to other existing multi-family dwellings which range from one (1) to three (3) stories in height. Furthermore, there is no substantial evidence in the administrative record that this project will cause a significant impact. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

- (c) **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.*

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 nine (9) miles west of the subject site. Therefore, the subject site will not create any impacts within a designated state scenic highway, and this exception does not apply.

- (d) **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*

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. Therefore, the project is not identified as a hazardous waste site, or in the vicinity of a hazardous waste site, and this exception does not apply.

- (e) **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.*

The project site is currently developed with two one-story commercial structures and not listed 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. As such, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.