

THIS NOTICE WAS POSTED

ON January 10 2024

UNTIL February 09 2024

REGISTRAR - RECORDER/COUNTY CLERK

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

2024 006830

FILED
Jan 10 2024

Dean C. Logan, Registrar - Recorder/County Clerk
Electronically signed by rEIOI KALTIERRA

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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-2022-9295-TOC-SPR-HCA / Transit-Oriented Communities (TOC) and Site Plan Review (SPR)

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-9296-CE

PROJECT TITLE

1915-1935 South Los Angeles Street

COUNCIL DISTRICT

9

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

1915-1935 South Los Angeles Street, Los Angeles, CA 90011

Map attached.

PROJECT DESCRIPTION:

The project is for the construction of a new seven-story, 79 feet and 9 inches tall mixed-use residential development with 149 residential dwelling units (including twenty three (23) for Very Low Income Household occupancy). The project will have a proposed Floor Area Ratio ("FAR") of approximately 3.15:1 with approximately 110,660 square feet of floor area. The project will provide 102 automobile parking spaces (89 residential and 13 retail parking spaces). The project will provide bicycle parking in accordance with LAMC Section 12.21 A.16.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Issac Norman/ Norman Family LP

CONTACT PERSON (If different from Applicant/Owner above)

Sara Houghton / ThreeSixty

(AREA CODE) TELEPHONE NUMBER

(310) 310-4032

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

Helen Jadali



STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

it-Oriented Communities (TOC) and Site Plan Review (SPR)

DISTRIBUTION: County Clerk, Agency Record

6-22-2021

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

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VICE-PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

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DEPUTY DIRECTOR

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JUSTIFICATION FOR PROJECT EXEMPTION
CASE NO. ENV-2022-9296-CE

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the CEQA Guidelines designate the subject project as Categorically Exempt under CEQA Guidelines, Article 19, Section 15332 (Class 32), Case No. ENV-2022-9296-CE.

The project is for the construction of a new seven-story, 79 feet and 9 inches tall mixed-use residential development with 149 residential dwelling units (including twenty three (23) for Very Low Income Household occupancy). The project will have a proposed Floor Area Ratio ("FAR") of approximately 3.15:1 with approximately 110,660 square feet of floor area. The project will provide 102 automobile parking spaces (89 residential and 13 retail parking spaces). The project will provide bicycle parking in accordance with LAMC Section 12.21 A.16.

As a residential building, and a project which is characterized as in-fill development, the project 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 Southeast Los Angeles Community Plan, and is designated for Community Commercial land uses, with a corresponding zone of C2, C4, RAS3, R3, RAS4, and R4. The site is zoned C2-2D-CPIO and is consistent with the land use designation. The site is located in the Southeast Los Angeles Community Plan Implementation Overlay ("CPIO") TOD Regional Subarea H. The zone, in combination with Height District No. 2D and CPIO TOD Regional subarea, allows a maximum building height of 180 feet with twelve stories and a FAR of 2.25:1 on the subject site. The proposed project will have a FAR of 3.15:1 and a height of 79 feet and 9 inches and seven (7) stories. The project includes 23 units of covenanted affordable housing set aside for Very Low-Income Households.

- (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 0.81 acres (35,130 square feet) and substantially surrounded by urban uses. The surrounding area is developed with a combination of commercial uses, mixed-use residential building, and educational facility. The properties to the east across Los Angeles Street are zoned PF-1-O and improved with a three-story educational facility. The property to the west across alley is zoned C2-2D-O-CPIO and is improved with one-story commercial building. The property adjacent to the north is zoned C2-2D-O-CPIO and improved with one-story warehouse building and commercial uses. The property adjacent to the south is zoned C2-2D-O-CPIO and improved with surface parking. The subject property is located less than 750 feet from Regular Bus plus Rapid Bus (Metro 45 - Rapid – LADOT DASH – D).

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

The project site currently is developed with a vacant 26,500 square feet Industrial/light manufacturing properties that will be demolished. The project site is surrounded by residential and commercial development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The project site currently is improved with vacant lots and a wireless facility that will be remained on the site. There are no protected trees on site. 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, stormwater mitigations; and Best Management Practices for stormwater runoff.

- **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.

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- 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-AQ-2:** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
 - **Regulatory Compliance Measure RC-AQ-3:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.
 - **Regulatory Compliance Measure RC-AQ-4:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.
 - **Regulatory Compliance Measure RC-AQ-5:** The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.
 - **Regulatory Compliance Measure RC-AQ-6:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.
 - **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

The Department of Transportation Referral Form dated May 4, 2023 and the VMT calculator indicated that the number of net increase in daily vehicle trips will be 540, which is above the threshold of 250 or more daily vehicles trips to require a VMT analysis. The LADOT Transportation Assessment letter dated August 28, 2023, determined that the proposed project would result in no significant VMT impact. In regards to Air Quality, an Air Quality Impact Analysis was prepared by DouglasKim+Associates, LLC dated August 2022, indicated that peak daily construction activity emissions are estimated to be below SCAQMD construction and operational thresholds and determined that the construction and operational activity emissions impact will be less than significant. In regards to noise impact of the project, the Noise Impact Analysis prepared by DouglasKim+Associates, LLC dated August 2022 indicated that the project's potential noise effects during construction and operations would not exceed the City's applicable noise standards, with the incorporation of the following standard regulatory compliance measure:

- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles

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Noise Ordinance No.144.331 and 161,574 any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

Therefore, the project would not result in significant noise effects. The project is not adjacent to any water sources and the construction of the proposed project will not create any impact to water quality.

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

The project site is currently developed. The subject site will be adequately served by all public utilities and services given that the construction of a 7-story residential building with 149 dwelling units is in a highly urbanized area with existing utilities and public services and is on a parcel zoned for such a use and density. Therefore, the Project meets the qualifications of the Class 32 Exemption.

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.*

There were no similar projects identified within a 500-foot radius of the subject site. Therefore, there is no evidence to show a cumulative impact of successive projects of the same type in the same place as the proposed project.

- (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 building in an area zoned and designated for such development. The surrounding area is developed with a combination of residential and commercial uses, and the subject site is of a similar size and slope to nearby properties. The project proposes a new 7-story, mixed use residential building with Floor Area Ratio ("FAR") of 3.15:1 on a site that is permitted to have an FAR of 3.15:1 through the TOC Guidelines. The project proposes a building height of 79 feet and 9 inches and 7 stories. There are buildings with comparable height in the vicinity, including two buildings across the project site, one is a 4-story mixed-use residential building at the northeast corner of Los Angeles Street and Washington Boulevard and second one is a 3-story educational building located at the east side of Los Angeles Street. The proposed 7-story, 79 feet and 9 inches tall project will be located at the west side of Los Angeles Street that will be complimentary to the existing 4-story mixed-use building and 3-story educational center. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

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- (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. The State Route 27 is approximately 18 miles northwest of the subject site. Therefore, the subject site will not create any impacts within a designated as a state scenic highway.

- (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 within a 1,000-foot radius of the subject site, is identified as a hazardous waste site.

- (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 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. Therefore, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

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