

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)

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

ZONING ADMINISTRATOR'S ADJUSTMENT (ZA-2023-2157-ZAA-SPP-CCMP-HCA and ZA-2023-2159-ZAA-SPP-CCMP-HCA)

LEAD CITY AGENCY

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

CASE NUMBER

ENV-2023-2158-CE

PROJECT TITLE

2620 – 2624 S. Monmouth Avenue, 2632 S. Monmouth Avenue, 2617-2621 S. Hoover Street

COUNCIL DISTRICT

9

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

2620 – 2624 S. Monmouth Avenue, 2632 S. Monmouth Avenue, 2617-2621 S. Hoover Street

Map attached.

PROJECT DESCRIPTION:

At 2620 – 2624 S. Monmouth Avenue, the applicant seeks a Zoning Administrator's Adjustment to allow a 20 percent reduction in the required Front Yard to allow a setback of 12 feet in lieu of the otherwise required 15 feet per the R4-1 L-O Zone, a Specific Plan Project Permit Compliance for the alteration of a building within the North University Park Specific Plan Boundaries, and a Certificate of Compatibility for the demolition of the existing 5,839 square-foot one-story building at 2620 South Monmouth Avenue, and the construction of a new approximately 14,368 square-foot, three-story, 10 unit apartment building over one level of subterranean parking.

Additional page(s) attached.

The applicant also seeks a Zoning Administrator's Adjustment to allow a 20 percent reduction in the required Front Yard to allow a setback of 12 feet in lieu of the otherwise required 15 feet per the RD1.5-1-0 Zone, a Specific Plan Project Permit Compliance for the alteration of a building within the North University Park Specific Plan Boundaries, and a Certificate of Compatibility for the construction of two three-story duplexes with attached garages at 2632 South Monmouth Avenue, and the construction of two three-story duplexes with attached garages at 2617- 2621 South Hoover Street for a proposed total comprising of eight units.

NAME OF APPLICANT / OWNER:

**Paras Bhakta**

CONTACT PERSON (If different from Applicant/Owner above)

**Sara Houghton**

(AREA CODE) TELEPHONE NUMBER

(424) 299-4666

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 15331 – Class 31 and/or 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 31 Categorical Exemption. Projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

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

Maneri Roman



STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Zoning Administrator's Adjustment

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as ENV-2023-2158-CE

ZA-2023-2157-ZAA-SPP-CCMP-HCA

Department Representative

ZA-2023-2159-ZAA-SPP-CCMP-HCA



**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

VACANT  
PRESIDENT

MONIQUE LAWSHE  
VICE-PRESIDENT

MARIA CABILDO  
CAROLINE CHOE  
ILISSA GOLD  
HELEN LEUNG  
KAREN MACK  
JACOB NOONAN  
ELIZABETH ZAMORA

**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

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

**JUSTIFICATION FOR PROJECT EXEMPTION  
ENV-2023-2158-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 State CEQA Guidelines, Article 19, Section 15331 (Class 31) and Section 15332 (Class 32), Case No. ENV-2023-2158-CE.

A project qualifies for Class 31 if it is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Not to be used where the activity would cause a substantial adverse change in the significance of a historical resource.

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

**Project**

The project consists of the construction of one approximately 1,710 square-foot three story duplex with an approx. 562 square-foot parking area, and one approx. 1,750 square-foot three-story duplex with an approx. 720 square foot parking area at 2632 South Monmouth Avenue (four units total); and the construction of two approx. 1,820 square-foot three-story duplexes with attached 900 square-foot garages at 2617-2621 South Hoover Street, for a proposed total comprising of eight units. Vehicular access to the at-grade parking will be provided by a driveway connecting to S. Monmouth Ave and a shared driveway connecting to S. Hoover St., respectively. The proposed duplexes at 2632 S. Monmouth Ave. will be approximately 31'-0" in height (32'-9" to top of decorative railing), and the duplexes at 2617-2621 S. Hoover St. will be approximately 31'-6" in height and will be built in the French Second Empire and Italianate architectural styles, respectively.

Additionally, at 2620-2624 S. Monmouth Avenue, the project consists of the demolition of the existing approximately 8,539 square-foot, one story non-historic structure, and the construction of a new approx. 14,368 square-foot three-story, 10-unit apartment building over one level of subterranean parking. Vehicular access to the subterranean parking garage will be provided via a new concrete driveway and ramp, located at the south of the proposed structure facing South Monmouth Avenue. The proposed apartment building will be approx. 39'-10" (to top of parapet, 35'-10" to roof plate) in height and will be built in the Italianate architecture style.

Exceptions Narrative for Class 32 and Class 31 (and other, if applicable) Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32, Class 31 and 15332: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources. Planning staff evaluated all the potential exceptions to the use of Categorical Exemptions for the proposed project and determined that none of these exceptions apply as explained below:

- (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 prior projects of the same type on the project sites. Additionally, the lots surrounding the project sites are previously developed with multifamily structures that are also considered Non-Contributors to the Specific Plan area. Therefore, the proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place, and this exception does not apply. Furthermore, the proposed projects were concurrently evaluated for significant effects due to cumulative impacts above and no significant effects were found.

- (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 at 2632 S. Monmouth proposes to construct four duplex structures totaling 8 units in an area zoned and designated for such development and the project at 2620-2624 S. Monmouth proposes to construct a 10-unit apartment building in an area zoned and designated for such development.

All adjacent lots are developed with multi-family dwellings or educational facilities, and the project site is smaller in area in comparison to nearby properties. This type of project is not unusual for the vicinity of the site, and is similar in scope to other existing residential uses in the area. 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. The Project is located approximately 16.7 miles East of State Route 27. 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.

- (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 sites (2632 S. Monmouth and 2620-2624 S. Monmouth) are not currently developed with any structures. The lots were also not surveyed as a Contributor to the Specific Plan area and are thus considered Non-Contributing lots. Additionally, the proposed project would not cause any adverse changes for surrounding historic resources. The existing Contributor located at 1100-1110 West Adams Boulevard, the Maria Antonia Arguello Wilcox House, will not be impacted by the proposed project, and will not have its relationship to its site, context, or relationship to nearby historic structures negatively impacted by the construction of the proposed four duplexes. Therefore, the proposed project will not cause a substantial adverse change in the overall significance of the historic district. The project complies with the North University Park Specific Plan guidelines and will not result in a substantial change in the significance of a historical resource, and this exception does not apply.