

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-2021-7654-TOC-HCA / Transit Oriented Communities, Housing Crisis Act

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2021-7655-CE

PROJECT TITLE

1215 South Irolo Street Project

COUNCIL DISTRICT

10

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

1215 South Irolo Street Map attached.

PROJECT DESCRIPTION:

The project is for the demolition of an existing two (2) duplexes and construction, use, and maintenance of a three (3)-story residential structure over one (1) level of parking garage, containing 12 dwelling units, including one (1) unit reserved for Extremely Low-Income Households and one (1) Very Low-Income Households and 10 market-rate units. The building will be a maximum of 56 feet, as measured from grade, and contain approximately 10,687 square feet of floor area with a floor area ratio (FAR) of 2.96:1. The project will provide six standard vehicular parking spaces and 12 long-term, and two (2) short-term bicycle parking spaces. The project will provide approximately 1,200 square feet of open space. The project proposes the grading and exportation of 500 cubic yards of earth.

 Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Jessica Celious

CONTACT PERSON (If different from Applicant/Owner above)

(AREA CODE) TELEPHONE NUMBER

EXT.

(323) 788-3707

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

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

Griselda Gonzalez

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Transit Oriented Communities, Housing Crisis Act

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

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DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2021-7655-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 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 site is a rectangular shaped single lot measuring approximately 46 feet in width, and 128.38 feet in depth and totaling approximately 5,905 square feet. The project is for the demolition of an existing two (2) duplexes and construction, use, and maintenance of a four (4)-story residential structure including three (3) residential levels over one (1) grade level of parking garage, containing 12 dwelling units, including one (1) unit reserved for Extremely Low-Income Households and one (1) Very Low Income Households and 10 market-rate units. The building will be a maximum of 56 feet, as measured from grade, and contain approximately 10,726 square feet of floor area with a floor area ratio (FAR) of 2.96:1. The unit mix will be comprised of 12 one-bedroom units. The project will provide six (6) standard vehicular parking spaces, 12 long-term, and two (2) short-term bicycle parking spaces. The project will provide approximately 1,200 square feet including 600 square feet of common space and 600 square feet of private open space. The project proposes grading and exporting up to 500 cubic yards of earth. The project proposes to remove 6 on-site non-protected trees. As the construction of a 12-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 two (2) duplexes built in 1907 and 1915. On November 4, 2021, the applicant submitted an application to the Los Angeles Department of Building and Safety (LADBS) for a new 4-story 11-unit affordable housing apartment (1 ELI = 9 percent) to include a three-story type VA apartment over a one-story type IA parking garage, tier 2 TOC with additional incentives (Permit # 21010-10001-05781).

The project is granted the following Base and Additional Incentives of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program per Case No. DIR-2021-7654-TOC-HCA:

- Base Incentives:
 - A 50-percent increase in the maximum density to allow a total of 12 dwelling units in lieu of eight (8) units.
 - A 0.5 space parking space per unit to allow a minimum of required six (6) spaces for a 12-unit residential development.

- Additional Incentives
 - Front Yard Setback. A reduction to 9 feet and 7 inches using the average of adjoining front yard setbacks, in lieu of the required 15 foot front yard setback otherwise required by LAMC Section 12.10 C1.
 - Yard Setbacks (North). A 21-percent side yard setbacks reduction to permit a minimum of 5 feet 3 inches in lieu of the minimum 6.5 feet as otherwise required by LAMC Section 12.10 C.2;
 - Yard Setbacks (South). A 21-percent side yard setbacks reduction to permit a minimum of 5 feet 3 inches in lieu of the minimum 6.5 feet as otherwise required by LAMC Section 12.10 C.2;

Additional Incentives pursuant to Labor Standards in LAMC Section 11.5.11

- Lot Width. An 8-percent reduction in the required minimum lot width to allow a minimum of 46 feet in lieu of the minimum 50 feet, as otherwise required by LAMC Section 12.10 C.4.
- Height Increase. A height increases to allow a 56-foot-tall building in lieu of the maximum allowed 46 feet otherwise required under LAMC 12.21.1 A1.

The site is zoned R3-1 and has a General Plan Land Use Designation of Medium Residential. As shown in the case file, the project is consistent with the applicable 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 0.14 acres. Lots adjacent to the subject site are developed with single- and multi-family urban 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 Alison Lancaster Consulting Arborists, LLC dated August 11, 2022 and signed by Alison Lancaster (ASCA Registered Consulting Arborist and ISA Certified Arborist). The project application proposes to remove one (9) non-protected tree 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 as indicated in an email from LADOT representative on August 12, 2022. 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 are no known projects of the same multi-family residential development type within 500 feet of the subject site. 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 Department of Transportation the proposed project, would not generate enough trips to trigger a transportation analysis, and a referral, and VMT screening is not required. The project is not located within a Transportation Specific Plan Area and a traffic study is not required for the proposed 12-unit apartment building. As such, the proposed project is not expected to result in cumulative impacts.

As mentioned, the project is for the demolition of an existing two (2) duplexes and construction, use, and maintenance of a four (4)-story residential structure, designed with three residential levels over one (1) grade level of parking garage, containing 12 dwelling units, including one (1) unit reserved for Extremely Low Income Households and one (1) Very Low Income Households and 10 market-rate units. The building will be a maximum of 56 feet, as measured from grade, and contain approximately 10,726 square feet of floor area in an area zoned and designated for such development. All adjacent lots are developed with zoned R3-1 and R4-1VL with Medium Residential Land use, developed with single- and multi-family residential structures, and the subject site is of a similar size and slope to nearby properties. The project proposes a FAR of 2.96:1 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 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 email from the Office of Historic Resources dated on July 19, 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.