

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

DIR-2022-9425-TOC-WDI-VHCA; *Entitlement requested: Transit Oriented Communities Affordable Housing Incentive Program Review*

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-9426-CE

PROJECT TITLE

The Clinton

COUNCIL DISTRICT

13

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

600 N Gramercy Place (Northeast corner of Gramercy Pl and Clinton St)

Map attached.

PROJECT DESCRIPTION:

Construction of a 5-story multifamily residential building containing 23 dwelling units, including 3 restricted affordable units. The building will have a maximum of 56 feet in height with 4 residential levels over one parking level at grade. The projects proposes approximately 25,670 square feet of floor area with 4.35:1 FAR. The project will have 15 vehicular parking spaces and a total of 28 bicycle parking spaces. The project is providing 3,881 square feet of open space six (6) 24-inch box trees on-site and in the adjacent public right-of-way. The project will also remove approximately 133 cubic yards of soil from the project site.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Jordan Beroukhim

CONTACT PERSON (If different from Applicant/Owner above)

(AREA CODE) TELEPHONE NUMBER

EXT.

(310) 435-4594

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 (Urban In-Fill Development)**

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

Filomena Fuchs *Filomena Fuchs*

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

TOC – Transit Oriented Communities Affordable Housing Incentive Program Review

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

The site is currently undeveloped, with a 1,712 square-foot single-family dwelling that was issued a permit for demolition in 2006. On October 2, 2023, the applicant received Plan Check Approval from the Los Angeles Department of Building and Safety (LADBS) for a new five (5)-story, 23 unit (3 units VLI= 13%) affordable housing apartment to include four (4)-story Type VA apartments over one (1)-story Type 1A Parking in a TOC Tier 2 area with additional incentives (Permit 22010-10001-06350).

The project is granted the following Base and Additional Incentives of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program per Case No. DIR-2022-9425-TOC-VHCA:

- **Base Incentives:**

- Residential Density. A 60-percent increase in the maximum density to permit a total of 23 dwelling units in lieu of 14 units as otherwise permitted in the R3 zone under LAMC Section 12.10 C 4;
- Floor Area Ratio (FAR). A 45-percent increase in the maximum FAR to permit 4.35:1 in lieu of 3:1 as otherwise permitted by in the Height District 1 under LAMC Section 12.21.1 A 1;
- Residential Automobile Parking. A reduction in the automobile parking requirement to allow a minimum of 0.5 spaces per unit;

- **Additional Incentives:**

- Front Yard. A 30-percent reduction in the front yard setback to permit a minimum of 10.5 feet for the front yard in lieu of the minimum fifteen (15) feet as otherwise required by LAMC Section 12.10 C.1;
- Side Yard. A 30-percent reduction in the southerly side yard setback to permit a minimum of 5.6 feet in lieu of the minimum eight (8) feet as otherwise required by LAMC Section 12.10 C.2; and,
- Height Increase. An 11-foot increase in the height of the building, up to 56 feet in lieu of the 45 feet otherwise authorized by LAMC Section 12.21.1;

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 10,959 square feet. Lots adjacent to the subject site are developed with single family and two- to five-story multifamily residential buildings. 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. As identified in the Tree Report prepared by McKinley & Associates on December 22, 2023, there are three Queen Palms (*Syagrus romanzoffiana*), all on the public right of way abutting Clinton St., and no other trees. Per the tree report, the three palms are growing towards overhead utility wires. As such, the tree report recommends removal of all three trees.

Prior to any work on the right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there is currently no approved right-of-way improvement plan and for purposes of conservative analysis and the requirements of CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note, no street tree or protected tree may be removed without prior approval of the Board of Public

Works/Urban Forestry Divis (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this CE, no approvals have been given for any tree removals on-site or in the right-of-way by BPW. Based on the above, Planning has required a Tree Report to identify all trees on the project site and in the right-of-way that could be impacted by the Project and to consider the potential removal of three (3) street trees in the public right-of-way in front of the property street trees. If the street trees are removed, there are Regulatory Compliance Measures (RCM) that require the replacement of removed street trees to the satisfaction of the BPW.

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. 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. The project site will be adequately served by all public utilities and services given that the construction of a 23-dwelling unit residential structure will be on a site which has been previously developed and is consistent with the General Plan. 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.

In considering the cumulative impacts of successive projects, there are, at the time of writing, four (4) known discretionary 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 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 Vehicle Mile Travel Calculator, the project is not located within a Transportation Specific Plan Area and traffic study is not required for the proposed 23-unit apartment building. As such, the proposed project is not expected to result in cumulative impacts.

In evaluating the possibility of significant effect on the surrounding environment, this report considers the surrounding land use. As mentioned, the project proposes the construction, use, and maintenance of a four (4)-story multifamily residential structure over one (1) level of parking garage, with a total of 23 dwelling units, in an area zoned and designated for such development. All adjacent lots are zoned R3-1, developed with Medium Residential land use, multi-family development, or single-family development, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 4.35:1 on a site that is permitted to have a maximum FAR of 3:1. The proposed development is not unusual for the vicinity of the subject site and is similar in scope to other existing Medium Residential 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. 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.