

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

ZA-2023-6965-CU / Conditional Use - Public Parking in R3 Zone

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-6966-CE

PROJECT TITLE

1122-1128 North Sycamore Avenue

COUNCIL DISTRICT

13

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

Map attached.

1122-1128 North Sycamore Avenue (1114-1118 North Sycamore Avenue), Los Angeles, 90038

PROJECT DESCRIPTION: Additional page(s) attached.

The proposed project involves the construction, use, and maintenance of a public parking lot on an approximately 23,973 square-foot site in the R3-1XL and C2-1D Zones. The proposed public parking lot includes 48 automobile parking stalls with 48 electric vehicle charging (EVC) stations, 12 supercharger cabinets, 2 utility transformers, 2 switchboards, 13 canopy lights, and solar canopies that are a maximum height of 21 feet 9 inches and provide a roof area of 12,483 square feet. The proposed hours of operation will be 24 hours a day, seven days a week. The applicant is requesting a Conditional Use to allow a public parking lot in the R3-1XL Zone with a zero-foot front yard setback, zero-foot rear yard setback, zero-foot side yard setbacks, and access from a less restrictive zone to a more restrictive zone in lieu of a 15-foot front and rear yard setback and 5-foot side yard setbacks otherwise required by LAMC Sections 12.10 C. and 12.21 C.1(g).

NAME OF APPLICANT / OWNER:

Araz Barsegian, Tesla Inc. (Applicant) / Namba Katsutoshi ET AL TRS Katsu Namba Family Trust (Owner)

CONTACT PERSON (If different from Applicant/Owner above)

Bill Hofman, Hofman Planning Associates

(AREA CODE) TELEPHONE NUMBER

(858) 442-0554

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 City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332, Class 32 (Infill Development Project), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

Section 15332, Class 32 - (Infill Development Project) consists of projects characterized as in-fill development meeting the following conditions: (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 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.

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 Office trained

Mayra Cervantes 4/26/2021
Department Representative

Please return to OZA:
200 N. Spring Street, Room 763
Los Angeles, CA 90012

JUSTIFICATION FOR PROJECT EXEMPTION

CASE NO. ENV-2023-6966-CE

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The subject property is a level, rectangular-shaped site consisting of four (4) lots with approximately 23,973 square feet of lot area. The subject property is located on the east side of Sycamore Avenue with a street frontage of 160 feet. The subject property consists of Lots 54, 55, 56, and 57. While Lots 54 and 55 consist of 11,986.8 square feet and are zoned R3-1XL, Lots 56 and 57 consist of 11,986.4 square feet and are zoned C2-1D. The subject property is improved with a private surface parking lot, two curb cuts and driveways, wrought iron fencing and CMU walls around the perimeter, and a wrought iron fence separating the R3 and C2 zoned lots.

The proposed project involves the construction, use, and maintenance of a public parking lot on an approximately 23,973 square-foot site in the R3-1XL and C2-1D Zones. The proposed public parking lot includes 48 automobile parking stalls with 48 electric vehicle charging (EVC) stations, 12 supercharger cabinets, 2 utility transformers, 2 switchboards, 13 canopy lights, and solar canopies that are a maximum height of 21 feet 9 inches and provide a roof area of 12,483 square feet. The proposed hours of operation will be 24 hours a day, seven days a week.

The project requires the following:

1. Pursuant to Los Angeles Municipal Code (L.A.M.C.) Sections 12.24 W.37 and 12.24 F, a Conditional Use to permit:
 - a. Public parking in the R3-1XL Zone.
 - b. A zero-foot front yard setback on in lieu of the required 15-foot front yard setback.
 - c. A zero-foot rear yard setback on in lieu of the required 15-foot rear yard setback.
 - d. A zero-foot northerly and southerly side yard setback in lieu of the required 5-foot side yard setbacks.
 - e. Vehicular access between the C2 and R3 Zones on the approved parking lot.

Implementation of the California Environmental Quality Act

Pursuant to Section 21084 of the Public Resources Code, the Secretary for the Natural Resources Agency found certain classes of projects not to have a significant effect on the environment and declared them to be categorically exempt from the requirement for the preparation of environmental documents.

The project meets the conditions for a Class 32 Exemption found in CEQA Guidelines, Section 15332 (In-Fill Development Projects), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 apply.

Conditions for a Class 32 Exemption

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- 1) 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;
- 2) The proposed developed occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- 3) The project site has no value as habitat for endangered, rare, or threatened species;
- 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- 5) The site can be adequately served by all required utilities and public services.

The subject property is a level, rectangular-shaped site consisting of four (4) lots with approximately 23,973 square feet of lot area. The subject property is located on the east side of Sycamore Avenue with a street frontage of 160 feet. The subject property consists of Lots 54, 55, 56, and 57. While Lots 54 and 55 consist of 11,986.8 square feet and are zoned R3-1XL, Lots 56 and 57 consist of 11,986.4 square feet and are zoned C2-1D. The subject property is located within the Hollywood Community Plan, which designates Lots 54 and 55 for Medium Residential land uses with a corresponding zone of R3 and designates Lots 56 and 57 for General Commercial land uses with corresponding zones of C1, C2, P, RAS3, and RAS4. Thus, the existing R3-1XL and C2-1D Zones are consistent with the Medium Residential and General Commercial land uses designations, respectively. Lots 56 and 57 zoned C2-1D are subject to "D" Development limitations in Ordinance No. 164,708, which limits the total floor area of all building on a lot to not exceed one-half (0.5) times the buildable area of the lot. With the approval of the Conditional Use, the proposed public parking in the R3 Zone will be consistent with the applicable general plan land use designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.55 acres in size. Lots adjacent to the subject properties are developed with the following urban uses: residential and commercial uses. The abutting property to the north is zoned R3-1XL and developed with a three-story multi-family building. Properties further north are zoned R3-1XL and developed with one- to three-story multi-family residential buildings. The abutting properties to the south are zoned C2-1D and developed with commercial structures. The abutting properties to the east are developed with a four-story multi-family building in the C2-1D and R3-1XL Zones; and a proposed project for a new restaurant, electric vehicle charging stations, and an outdoor drive-in movie theater that was approved on October 4, 2022, under Case No. ZA-2022-3524-CU-WDI. The properties to the west, across Sycamore Avenue, are developed with a warehouse and surface parking in the C2-1D Zone, the rear of a shopping center fronting on La Brea Avenue in the R3-1XL Zone, and duplexes in the R3-1XL Zone. The site is currently developed with an existing surface parking lot and is surrounded by development and therefore is not, and has no value as a habitat for endangered, rare or threatened species.

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. The project would not result in any significant effects related to traffic, noise, air quality, or water quality.

- An Air Quality Technical Report dated August 25, 2023, was prepared by LSA, for the proposed project indicating that the project will result in less than significant impacts to air quality.
- A Noise and Vibration Impact Analysis dated August 25, 2023, was prepared by LSA, for the proposed project indicating that noise impacts would be less than significant.
- Construction and operational noise levels would not have a significant impact. Based on a review of similar projects, the project would not create significant levels of construction or operational emissions, nor toxic air contaminants. In addition, the project would not result in significant impacts to water quality.

The project site will be adequately served by all public utilities and services given that the construction of a new public parking lot with electric vehicle charging stations will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all the Criteria for the Class 32.

Exceptions to Categorical Exemptions

There are six (6) exceptions to categorical exemptions must be considered in order to find a project exempt from CEQA: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The project is not located on or near any environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. There is not a succession of known projects of the same type and in same place as the subject project. The project would not reasonably result in a significant effect on the environment due to unusual circumstances. The project is not located near 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. 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 an active 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 or 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. 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.