

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
 DIR-2023-1984-TOC-COA-HCA / TRANSIT ORIENTED COMMUNITIES (TOC) AND CERTIFICATE OF APPROPRIATENESS (COA)

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2023-1985-CE
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PROJECT TITLE 1500 West Adams Boulevard	COUNCIL DISTRICT 8
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 1500 West Adams Boulevard	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: Additional page(s) attached.
 The applicant seeks a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for a qualifying Tier 2 project, totaling 16 dwelling units, reserving 2 units for Extremely Low Income Household occupancy, with Additional Incentives and a Certificate of Appropriateness for the demolition of an 2,415 square foot non-original commercial building, the construction of a 22,674 square foot, 16-unit residential apartment building on a Contributing lot, and the restoration of the existing approximately 108 square foot historic gas station building.

NAME OF APPLICANT / OWNER:
Donghao Li / 1500 W. Adams Blvd, LLC

CONTACT PERSON (If different from Applicant/Owner above) Jonathan Yang / Irvine & Associates, LLC	(AREA CODE) TELEPHONE NUMBER (213) 503-1860	EXT
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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 15301 – 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 Maneri Roman <i>Maneri Roman</i>	STAFF TITLE Planning Assistant
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ENTITLEMENTS APPROVED
 Transit Oriented Communities (TOC) and Certificate of Appropriateness (COA)

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 DIR-2023-1984-TOU-COA-HCA
ENV-2023-1985-CE manw amon
Department Representative

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

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

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**JUSTIFICATION FOR PROJECT EXEMPTION
ENV-2023-1985-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 15332 (Class 32), Case No. ENV-2023-1985-CE.

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 is for the construction of a new 100% residential, four-story, 56-foot tall apartment building with a total of 16 dwelling units. The project is utilizing the Transit Oriented Communities (TOC) Affordable Housing Incentive Program compliance review for a Tier 2 project, reserving two (2) units for Extremely Low Income Household occupancy, with additional incentives to allow reduced RAS3 yards and an additional 11-foot building height increase. This accompanies a request for a Certificate of Appropriateness for a project located within the Adams-Normandie Historic Preservation Overlay Zone (HPOZ) to allow the construction, use and maintenance of a 22,674 square foot apartment building on a Contributing Lot and the restoration of the existing approximately 108 square foot historic gas station building. The existing historic gas station building will be retained in its existing location and will be repaired as needed and have the materials damaged beyond repair be replaced in-kind.

Exceptions Narrative for Class 32 Categorical Exemption

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. 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 are no other TOC or State Density Bonus projects within a 500-foot radius of the site. Another multifamily apartment building, 4-stories tall with 18 units, was recently constructed to the immediate east of the project, directly across Catalina Street. This project was only discretionary because it needed a Certificate of Compatibility with the Adams-Normandie HPOZ (DIR-2016-712-CCMP), and was otherwise by-right. There is no evidence to indicate a significant impact resulting from successive projects of the same type in the same place.

- 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 proposed project is for the construction of a 4-story, multi-family residential building with 16 dwelling units, totaling 22,664 square feet of floor area on an approximately 10,425 square foot lot in the C2-1VL-HPOZ-CPIO zone. All surrounding properties are developed with residential, commercial, or institutional buildings. There are no known unusual circumstances which may lead to a significant effect on the environment.

- 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 portion of State Route 27 which travels through the Los Angeles city limits is approximately 20 miles from the subject site. Therefore, the subject site will not create any impacts within a highway 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. A Phase II investigation, dated February 9, 2022 found that "no other metal detection in soil exceeded background levels," that "none of the analyzed soil-gas samples contained detectable concentrations of other Volatile Organic Compounds," and that "none of the other detections in soil-gas exceeded the respective residential... screening level values."

- 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 subject site is currently developed with a single-story commercial structure, proposed to be demolished, along with an existing historic gas station to be retained and rehabilitated as part of the Project. The project will not cause a substantial adverse change in the significance of the historical resource currently on the site, as detailed in the Certificate of Appropriateness findings.