

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-2023-4996-TOC-HCA / Transit Oriented Communities

LEAD CITY AGENCY <b>City of Los Angeles (Department of City Planning)</b>	CASE NUMBER ENV-2023-4997-CE
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PROJECT TITLE <b>1459 South Hi Point</b>	COUNCIL DISTRICT 10
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) <b>1459 South Hi Point Street</b>	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: The Project Site is located on a vacant 8,838 sq. ft. parcel on the northwest corner of Hi Point Street and Saturn Street within the Wilshire Community Plan in the City of Los Angeles. The Project would construct a new 5-story residential-use building with 19 multi-family residential dwelling units, and 17 vehicular parking spaces in a subterranean level, as required by the Los Angeles Municipal Code (LAMC) and applicable TOC Guidelines. The Project includes 11 two-bedroom units and 8 three-bedroom units. Per TOC Guidelines Section IV.1.a, the Project provides the qualifying Tier 3 on-site restricted affordable units. This requires 10% Extremely Low Income (ELI) units, or 2 units. Discretionary entitlements, reviews, permits and approvals required to implement the Project will include, but are not necessarily limited to, the following: 1) Transit Oriented Communities (TOC) Approval, pursuant to LAMC Section 12.22-A,31 to permit the new construction of a new residential development using the following Tier 3 incentives: Base Incentives: a) Pursuant to TOC Guidelines Section VI.1.a.i, a 70% percent increase in the base density of 12 dwelling units, to permit the construction of 19 units with 10% of total units (or 2 units) set aside for ELI Households; b) Pursuant to TOC Guidelines Section VI.6.b.iii, to allow a Floor Area Ratio (FAR) increase of 50% in lieu of the otherwise required FAR of 3:1. Additional Incentives: a) Pursuant to TOC Guidelines Section VII.1.b.i, to allow up to a 25% decrease in required open space for the provision of 2,170 sq. ft. of open space in lieu of the otherwise required 2,775 sq. ft. b) Pursuant to TOC Guidelines Section VII.g.i, to allow two additional stories up to 22 feet of additional height, for an overall height of 57 feet in lieu of 35 feet per the site's Q Condition. The Project complies with the height increase over 11 feet to be stepped-back at 15 feet along the front street frontage. c) Pursuant to TOC Guidelines Section VII.1.a.ii, allow up to a 30% decrease in the required width or depth of two individual yards or setbacks (7-ft northerly side yard setback in lieu of 8-ft and 5'-8" side yard setback in lieu of 8 ft); 2) Class 32 Categorical Exemption, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332; 4) Any other discretionary or ministerial permits from the City or other agencies as required by law to develop the Project. As required by various sections of the LAMC, the Applicant will obtain the necessary administrative approvals and permits from the Building and Safety Department and other municipal agencies for Project construction actions, including but not limited to the following: demolition (if applicable), excavation, shoring, grading, foundation, building, street tree removal (if applicable) and tenant improvements (if applicable).

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**Ilan Douek, 1459 Hi Point LLC**

CONTACT PERSON (If different from Applicant/Owner above) <b>Nick Leathers, Crest Real Estate (Representative)</b>	(AREA CODE) TELEPHONE NUMBER   EXT. (310) 994-6657
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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) 32

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
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**JUSTIFICATION FOR PROJECT EXEMPTION:**

Additional page(s) attached

An in-fill development Project can qualify for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following conditions: a) The project is consistent with the applicable general plan designation and all 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 will 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.

Based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Air Quality, Noise and Vibration Impact Assessment (Assessment) quantified and determined the significance of impacts associated with criteria pollutant emissions, toxic air contaminant emissions, greenhouse gas emissions, noise, and vibration from the construction and operation of the proposed Project at 1459 S. Hi Point Street. Based on the Assessment prepared by Z Consulting Company on November 29, 2023, all Project impacts considered in the Assessment (including construction phase, operation phase, and cumulative impacts) are less than significant without mitigation. A Tree Report was prepared by Alison Lancaster Consulting Arborists, LLC, dated May 16, 2023. There are zero (0) protected trees on the site and three (3) City of Los Angeles Street Tree, located on the south parkway perimeter of the site, which will not be impacted by construction.

The Air Quality, Noise, and Vibration Impact Assessment (Assessment) prepared by Z Consulting Company dated November 29, 2023 finds that the Project has less than significant impacts without mitigation with respect to the following CEQA Guidelines Appendix G thresholds:


- Threshold III.a - Would the project conflict with or obstruct implementation of the applicable air quality plan? **No.**
- Threshold III.b - Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? **No.**
- Threshold III.c - Would the project expose sensitive receptors to substantial pollutant concentrations? **No.**
- Threshold III.d - Would the result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? **No.**
- Threshold VIII.a - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? **No.**
- Threshold VIII.b - Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? **No.**
- Threshold XIII.a - Would the project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **No.**
- Threshold VIII.b - Would the project generate excessive groundborne vibration or groundborne noise levels? **No.**
- Threshold VIII.c - For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **No.**

- 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 Heather Bleemers 	STAFF TITLE Senior City Planner
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ENTITLEMENTS APPROVED  
Transit Oriented Communities