

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
VTT-83080-SL-HCA and DIR-2022-8813-SPP-HCA

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| LEAD CITY AGENCY City of Los Angeles (Department of City Planning) | CASE NUMBER ENV-2022-8815-CE |
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| PROJECT TITLE 1839 North Kenmore Avenue | COUNCIL DISTRICT 4 – Raman |
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
1839 North Kenmore Avenue (1839 and 1845 North Kenmore Avenue)

PROJECT DESCRIPTION: Additional page(s) attached.
The proposed project includes the merger of two (2) lots and resubdivision into six (6) new Small Lots. The demolition of an existing single-family dwelling with a detached accessory structure for the construction, use, and maintenance of six (6), three (3)-story small lot dwelling units. There are no protected trees or shrubs on-site and a total of two (2) existing street trees adjacent to the project site. The proposed project includes the cut of approximately 250 cubic yards of earth, fill of 500 cubic yards of earth, and import of approximately 250 cubic yards of earth on a 10,976 square-foot lot.

NAME OF APPLICANT / OWNER:
Danny Atar, 1839 N Kenmore, LLC (Applicant / Owner)

| | |
|---|---|
| CONTACT PERSON (If different from Applicant/Owner above) Kimberly Rino, Doheny Partners, LLC (Representative) | (AREA CODE) TELEPHONE NUMBER EXT. (310) 422-8289 |
|---|---|

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 15303, Class 3 and 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 3. Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed project involves the construction, use, and maintenance of an Accessory Living Quarters with a garage.

Class 32 In-fill development meeting the conditions described in CEQA Guidelines 15332: (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.

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.

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| CITY STAFF USE ONLY: | |
| CITY STAFF NAME AND SIGNATURE Yamillet Brizuela, AICP <i>Yamillet Brizuela</i> | STAFF TITLE City Planning Associate |

ENTITLEMENTS APPROVED
Vesting Tentative Tract Map, Project Permit Compliance, Small Lot Development

DISTRIBUTION: County Clerk, Agency Record

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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JUSTIFICATION FOR CATEGORICAL EXEMPTION CASE NO. ENV-2022-8815-CE

The Department of City Planning determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act and the State CEQA Guidelines designate the subject Project as Categorically Exempt under Section 15303 (Class 3) and Section 15332 (Class 32), Case No. ENV-2022-8815-CE, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Project Description

The proposed project includes for the merger and resubdivision of two (2) lots into six (6) small lots on a 10,977 square-foot lot; and the demolition of the existing two (2)-story single-family dwelling and detached accessory structure, and the construction, use and maintenance of six (6), three (3)-story small lot dwelling units measuring 30 feet in maximum height. The six (6) small lot dwelling units are comprised of two (2) units totaling 2,174 square feet of floor area, two (2) units totaling 2,149 square feet of floor area, one (1) unit totaling 2,134 square feet of floor area, and one (1) unit totaling 2,074 square feet of floor area. The proposed project includes 12 residential parking spaces, one (1) guest parking space, six (6) bicycle parking spaces, and a total of 1,770 square feet of usable open space. The project will propose grading quantities for the cut of 250 cubic yards of cut, 500 cubic yards of fill, and 250 cubic yards of import. The number of units and size is not unusual for the vicinity of the subject site and is similar in scope to other existing multi-family dwellings in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

The City has considered whether the Proposed Project is subject any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. There are six (6) Exceptions which must be considered in order to find a project exempt under CEQA: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

(a) Location. *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The subject site is located within the Hollywood Community Plan area, the Vermont/Western

Station Neighborhood Area Plan (SNAP) Specific Plan, the Urban Agriculture Incentive Zone, the Alquist-Priolo Fault Zone, Liquefaction, and a Special Grading Area (BOE Basic Grid Map A-133752). The subject site is not located on or near an environmental resource that is precisely mapped, and officially adopted pursuant to federal, state, or local law.

Specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects and will reduce any potential impacts to less than significant. In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Thus, in conjunction with Regulatory Compliance Measures and compliance with other applicable regulations, the location of the Project will not result in a significant impact based on its location.

(b) 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.*

The project is located at 1839 and 1845 North Kenmore Avenue within the Hollywood Community Plan and Vermont/Western Station Neighborhood Area Plan (SNAP). There is not a succession of known projects of the same type and in the same place as the subject project at the time the case was filed on December 5, 2022.

The project is located at 1839 North Kenmore Avenue (1839 and 1845 North Kenmore Avenue) within the Hollywood Community Plan. There are currently eight (8) projects dating back to December 5, 2012, which are either currently filed with the Department of City Planning or have received a Letter of Determination from the Department of City Planning but have yet to receive a Certificate of Occupancy from the Los Angeles Department of Building and Safety (LADBS). As such, there are projects within a quarter-mile of the same type and in the same place as the subject project at the time of filing:

| PROJECTS WITHIN A QUARTER-MILE FROM THE SUBJECT SITE | | | |
|--|-----------------------|------------|---------------------------------|
| Address | Case Number | Date Filed | Scope of Work |
| 1754 North Berendo Street | DIR-2017-3555-SPP | 06/15/2018 | New 4-unit residential project |
| 1731-1733 North Berendo Street | DIR-2018-243-SPP | 05/15/2019 | New 4-unit residential project |
| 4826 North Franklin Avenue | DIR-2018-4805-TOC-SPP | 12/20/2018 | New 7-unit residential project |
| 1825 North New Hampshire Avenue | DIR-2018-6866-TOC-SPP | 7/16/2019 | New 21-unit residential project |
| 1844 1-7 North Alexandria Ave | DIR-2019-5826-SPP | 5/10/2019 | New 4-unit residential project |

| | | | |
|------------------------------------|---------------------------|-----------|--|
| 5001-5011 West Hollywood Boulevard | DIR-2019-7358-SPP | 8/27/2018 | Change of use from Office to 5-unit mixed-use building |
| 1725-1727 North Kenmore Avenue | DIR-2021-10791-SPP-HCA | 6/25/2019 | New 2-unit residential project |
| 1820 North Berendo Street | DIR-2023-5133-TOC-SPP-HCA | 8/30/2023 | New 7-unit residential project |

According to SCAQMD, individual construction projects that do not exceed the SCAQMD's recommended daily thresholds for project-specific impacts would not cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in non-attainment. 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. Construction-related daily emissions at the project site would not exceed SCAQMD's regional or localized significance thresholds. Furthermore, an Air Quality and Greenhouse Gas Impact Analysis prepared by Evicom Corporation on November 2023, concluded that any cumulative impacts would be less than significant. Therefore, the project's contribution to cumulative construction-related regional emissions would not be cumulatively considerable and therefore would be less than significant. Construction of the project also would have a less-than-significant impact with regard to localized emissions.

As noise is a localized phenomenon and decreases in magnitude as the distance from the source increases, only projects and ambient growth in the nearby area could combine with the proposed project to result in cumulatively considerable noise impacts. These above-noted projects will begin construction and end construction at different timelines, with minor overlap between projects. Furthermore, a Noise Study prepared by GeoConcepts on April 20, 2023, concluded that any cumulative impacts would be less than significant. Thus, the construction of these known projects will be staggered and therefore do not have the potential to cumulatively contribute to air quality, construction traffic, and noise levels.

(c) Significant Effect. *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.*

As mentioned, the applicant proposes six (6) small lot dwelling units in an area zoned and designated for such development. Surrounding lots are developed with single-family dwellings, multifamily buildings, and places of worship. The applicant proposes a FAR of 1.90:1 which is within the maximum 3.0:1 FAR otherwise permitted by Subarea A of the SNAP. The proposed small lot developments will be three (3)-stories, with parking garages located at the ground level of each small lot development in an area that is currently developed with buildings that range in height from one- to five stories. The proposed small lot developments will not be unusual for the vicinity of the subject site and will be similar in scope to future residential buildings in the area that use the Small Lot Ordinance. Thus, there are no unusual circumstances that may lead to a significant effect on the environment.

(d) 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.

As it relates to development along a 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. State Route 27 is located approximately 17 miles to the west of the subject property. Therefore, the subject site will not create any impacts within a designated state scenic highway.

- (e) Hazardous Waste.** *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.*

In regards to Hazardous Waste sites, 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. As such, the project would not be developed on a site identified as a hazardous site pursuant to Section 65962.5 of the Government Code.

- (f) Historic 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 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. The Department of City Planning, Office of Historic Resources confirmed that the existing single-family dwelling and detached garage are not considered historic resources for the purposes of CEQA per an email dated May 30, 2023.

CEQA Determination – Class 32 Categorical Exemption Applies

A project qualifies for a Class 32 Categorical Exemption if 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.

- (a) The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.**

The subject site is located within the Hollywood Community Plan and the Vermont-Western Station Neighborhood Area Plan (SNAP) Specific Plan. The site is zoned RD1.5-1XL and has a General Plan Land Use Designation of Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations in conjunction with the Small Lot Ordinance.

- (b) The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.**

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.25 acres. The surrounding area is characterized by level topography, improved streets and

residential uses and religious uses. Surrounding properties located to the east, west, and south are improved with multi-family uses and zoned RD1.5-1XL. The properties to the north of the project site and north of Franklin Avenue are developed with single- and multi-family uses and places of worship and are zoned RD1.5-1XL and R2-1XL. All surrounding properties are located within Subarea A of the Vermont/Western SNAP Specific Plan.

(c) The project has no value as a habitat for endangered species, rare, or threatened species.

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. Moreover, a Tree Report, prepared by Shelley Sparks, Certified Arborist #2896 and dated April 10, 2023, concluded that there are no protected trees or shrubs on-site.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

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.

A Noise Study that was prepared by Yorke Engineering, LLC., on April 24, 2023, concluded that any impacts would be less than significant. The following noise control measures have been incorporated as part of the approval of this project:

Furthermore, the City of Los Angeles Vehicle Miles Traveled (VMT) Calculator resulted in the proposed project having a net increase of 36 daily vehicle trips and a net increase of 244 daily VMT. Based on the VMT Calculator, the project is not required to perform VMT analysis under the VMT standards. The applicant team submitted a Soils Report prepared by GeoConcepts, Inc. on April 20, 2023, which was approved by LADBS Grading and Soils Approval Letter dated August 24, 2023 (Log No. 112177-01). Therefore, no foreseeable cumulative impacts are expected. 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 would not result in any significant effects related to traffic, noise, air quality, or water quality.

(e) The proposed project has been reviewed by City staff and can be adequately served by all required utilities and public services.

The project site will be adequately served by all public utilities and services given that the construction of a residential building 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. As the project has been found to be categorically exempt from CEQA, the project is not anticipated to have a negative effect on the environment and no mitigation measures are required.