

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-2017-3604-ZAA-SPP-HCA and ZA-2017-3607-ZAA-SPP-HCA / Zoning Administrator's Adjustment, Project Permit Compliance, Housing Crisis Act

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2017-3605-CE
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PROJECT TITLE Isabel Street Projects	COUNCIL DISTRICT 1- Hernandez
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 1261 and 1263 North Isabel Street	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: Additional page(s) attached.
 The construction, use, and maintenance of two new single-family dwellings, with one house measuring approximately 2,723 square feet with a 347-square foot covered garage on a 5,606.1-square foot vacant lot on 1261 Isabel, and one house measuring approximately 2,713 square feet with a 439-square foot covered garage on a 5,608.8-square foot vacant lot on 1263 Isabel. The project includes a total grading of 1,383 cubic yards of earth, and a total export of 1,327 cubic yards of earth for haul route. There are zero (0) Protected Trees and Significant Trees on-site. The project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings.

NAME OF APPLICANT / OWNER:
Arroyo Homes LLC

CONTACT PERSON (If different from Applicant/Owner above) Brittney Hummel – Arroyo Homes LLC	(AREA CODE) TELEPHONE NUMBER EXT. (805) 284-7310
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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) **15303-03**

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. One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.
 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 Jack Chiang 	STAFF TITLE Associate Zoning Administrator
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ENTITLEMENTS APPROVED
 See case ZA-2017-3604-ZAA-SPP-HCA and ZA-2017-3607-ZAA-SPP-HCA

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 trainer

Maura Cervantes 6/3/2024

Department Representative

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

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2017-3605-CE

The Planning Department has determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 3 (new construction or conversion of small structures). These projects are located at 1261 and 1263 North Isabel Street.

The projects include the construction, use, and maintenance of two new single-family dwellings, with one house measuring approximately 2,723 square feet with a 347-square foot covered garage on a 5,606.1-square foot vacant lot on 1261 Isabel, and one house measuring approximately 2,713 square feet with a 439-square foot covered garage on a 5,608.8-square foot vacant lot on 1263 Isabel. The project includes a total grading of 1,383 cubic yards of earth, and a total export of 1,327 cubic yards of earth for haul route, for two lots. The project is located within the Mount Washington-Glassell Park Specific Plan area. The related case numbers are ZA-2017-3604-ZAA-SPP-HCA and ZA-2017-3607-ZAA-SPP-HCA.

There are six (6) Exceptions which must be considered in order to find a project exempt under Section 15303, Class 3: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The sites are zoned R1-1-HCR and has a General Plan Land Use Designation of Low Residential. While the project sites are located within a Hillside Area, Special Grading Area (BOE Basic Grid Map Act A-13372), Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, and is located 2.35 kilometers from the Raymond Fault, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. RCMs include requirements to conform with the California Building Code and the City's Landform Grading Manual. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the projects are located. The projects shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter dated March 24, 2022 for the proposed projects. Thus, the location of the projects will not result in a significant impact based on its location.

With regard to potential cumulative impacts during the construction phase of the projects, there may be active construction activity in the vicinity of where the subject properties are located at the same time that the projects undergoes construction. However, Regulatory Compliance Measures will help ensure that cumulative impacts related to construction activity are addressed.

Regarding transportation impacts, Isabel Street has a roadway width of 40 feet and therefore, 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. Therefore, the subject projects will have no cumulative impact on the City's circulation system.

As mentioned, the projects include the construction, use, and maintenance of a new 2,723-square foot single-family dwelling with an attached garage, on a 5,606.1-square foot vacant lot for 1261 Isabel, and a new 2,713-square foot single-family dwelling with an attached garage, on a 5,608.8-square foot vacant lot for 1263 Isabel, in an area zoned and designated for such development. All adjacent lots are vacant or developed with single-family dwellings, and the project sites are of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 0.49:1 or 2,723 square feet on a site that is permitted to have a maximum FAR of 0.49:1 or 2,746.99 square feet for 1261 Isabel. The project proposes a Floor Area Ratio (FAR) of 0.48:1 or 2,713 square feet on a site that is permitted to have a maximum FAR of 0.49:1 or 2,748.31 square feet for 1263 Isabel. Both projects proposes a building height of 45 feet which is not unusual for the vicinity of the project sites, and is similar in scope to other existing low residential in the area.

As identified in the Biological Resources Report dated December 2023 by Dana Briggs, Associate Biologist and Matthew South, Principal Biologist with South Environmental, the projects will have no impact on any species or riparian habitats identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations; federally protected wetlands; and the movement of any native resident or migratory fish or wildlife species. While the sites are previously undisturbed, it is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. Therefore, the subject projects will have no cumulative biological impact to the project sites and its surroundings.

Prior to any work on the adjacent public right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis under CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note that street trees and protected trees shall not be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161-62.171. At the time of preparation of this environmental document, no approvals have been given for any tree removals on-site or in the right-of-way by BPW. The City has required a Tree Report to identify all protected trees/shrubs on the project site and all street trees in the adjacent public right-of-way. As identified in the Tree Report prepared by Lisa Smith, Certified Arborist (#WE3782BM) on October 19, 2023 and October 20, 2023 there are zero (0) Protected Trees and Significant Trees on site. 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. The proposed projects are located over 24.9 miles away from Topanga State Park, therefore, the project sites will not create any impacts within a designated state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the project sites, nor any site in the vicinity, is identified as a hazardous waste site. The project sites have not been identified as a historic resource by local or state agencies, and the project sites have 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 were 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 sites as a historic resource. Based on this, the projects will

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not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

The projects 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 projects will not have significant impacts on noise and water.