

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-2023-5957-SPP-HCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-5958-CE

PROJECT TITLE

553 North Heliotrope Drive

COUNCIL DISTRICT

13 – Soto-Martinez

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

553 North Heliotrope Drive (553 and 555 North Heliotrope Drive)

PROJECT DESCRIPTION:

Additional page(s) attached.

The demolition of an existing duplex and detached garage; and the construction, use, and maintenance of one (1) 1,614 square-foot single-family residence, one (1) 2,640 square-foot duplex, and one (1) 3,074 square-foot duplex, for a total of five (5) residential dwelling units. The proposed project includes the grading of less than 500 cubic yards of earth.

NAME OF APPLICANT / OWNER:

Farbod Edwin Nikravesh, Shalom Bros (Applicant / Owner)

CONTACT PERSON (If different from Applicant/Owner above)

Hamid Dehghan, HRD Arch. Inc. (Representative)

(AREA CODE) TELEPHONE NUMBER

(310) 359-2245

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 3)

CEQA Guideline Section(s) / Class(es) Section 15303 (Class 3)

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.

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

Yamillet Brizuela *Yamillet Brizuela*

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Project Permit Compliance

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021



JUSTIFICATION FOR CATEGORICAL EXEMPTION CASE NO. ENV-2023-5958-CE

The Department of City Planning determined that, based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15303 (Class 3), and that 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 is for the demolition of an existing duplex and detached garage; and the construction, use, and maintenance of one (1) 1,614-square-foot single-family residence, one (1) 2,640 square-foot duplex, and one (1) 3,074 square-foot duplex, for a total of five (5) residential dwelling units. The proposed single-family residence and the rear duplex measures 34 feet and three (3) inches in overall height, while the duplex located in the middle measures 34 feet, and the project site will include 164 square feet of private open space, and 760 square feet of common open space. Under Assembly Bill (AB) 2097, there is no minimum required automobile parking spaces; however, the proposed project includes six (6) automobile spaces on-site. 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. According to a Tree Disclosure Statement, prepared by the owner, there are no existing protected trees or shrubs. However, the Tree Disclosure does note that there is one (1) existing street trees in the adjacent public right-of-way to remain. The proposed project includes the cut/import of 452 cubic yards, and the import of 45 cubic yards for a total grading of 497 cubic yards. 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 Wilshire Community Plan area, the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan Subarea A (Neighborhood Conservation), and the Urban Agriculture Incentive Zone. 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 553 and 555 North Heliotrope Drive within the Wilshire Community Plan and Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan, Subarea A (Neighborhood Conservation). There is not a succession of known projects of the same type and in the same place as the subject 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. 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 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. With no projects of the same type in the same place, the proposed project does 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 project proposes one (1), three-story single-family residence, and two (2), three (3)-story duplexes in an area zoned and designated for such development. All surrounding lots are developed with single- and multi-family buildings. The proposed building will be three (3)-stories in an area that is currently developed with buildings that range in height from one (1)- to three (3)-stories. The proposed building will not be unusual for the vicinity of the subject site and will be similar in scope to future residential buildings in the area. Thus, there are no unusual circumstances which 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. 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. The Department of City Planning, Office of Historic Resources confirmed that the existing duplex and garage structure are not considered historic for the purposes of CEQA per an email dated October 3, 2023.