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CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
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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-2023-6244-TOC-SPR-VHCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-6245-CE

PROJECT TITLE

7951-7967 West Beverly Boulevard

COUNCIL DISTRICT

5

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

7951-7967 West Beverly Boulevard (W. Beverly Blvd. and Hayworth Ave.)

Map attached.

PROJECT DESCRIPTION:

Demolition of two commercial buildings and the construction, use and maintenance of a new 113 unit, 5-story mixed-use development; 3.14:1 FAR, 9,024 square feet of Open Space; 98 bicycle parking spaces, 77 automobile parking spaces, and (32) 24-inch trees.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Jason Larian (Owner) and Uncommon Developers c/o Leon Benrimon (Owner)

CONTACT PERSON (If different from Applicant/Owner above)

Olivia Joncich

(AREA CODE) TELEPHONE NUMBER

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 33)

CEQA Guideline Section(s) / Class(es) **Section 15332 (Urban Infill)**

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 City of Los Angeles determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15332 (Urban Infill), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The project was found to be exempt based on the following: the project is in an infill site in an urbanized area, complies with the general plan and applicable policies, and would not result in significant impacts to traffic, noise, air quality or water quality.

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

RICARDO VAZQUEZ



STAFF TITLE

CITY PLANNING ASSOCIATE

ENTITLEMENTS APPROVED

Transit Oriented Communities (TOC); Site Plan Review

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

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

CITY PLANNING COMMISSION

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-6245-CE

On August 2, 2024, the Department of City Planning 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 Section 15332 (Class 32), Case No. ENV-2023-6245-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 project consists of four continuous lots with a total lot size of approximately 24,870 square feet). The project site is located on the northerly side of Beverly Boulevard with approximately 208 feet of street frontage. The project site is bounded to the east by Hayworth Avenue where it has approximately 120 feet of street frontage. The subject property is zoned C2-1VL and has a land use designation of Community Commercial. The project is not located within the boundaries of or subject to any specific plan, community design overly or "Q" Qualified Conditions or "D" Development Limitations ordinance. The site is located within the Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 (ZI-2498), Transit Priority Area in the City of Los Angeles (ZI-2452), Housing Element Inventory of Sites (ZI-2512). The site is located within a methane zone and liquefaction zone.

The proposed project includes the demolition of two existing commercial structures along Beverly Boulevard, as well as the construction, use and maintenance of a new five (5)-story mixed use development containing 77,397 square feet of floor area, with a Floor Area Ratio (FAR) of 3.14:1. The project proposes 6,051 square feet of commercial uses and a total of 113 dwelling units, 101 of which will be market rate and 12 will be restricted to Extremely Low Income Households. This building will be a maximum of 67 feet in height, as measured from grade to the top of the parapet. The unit mix will be comprised of 56 one-bedroom, 8 two-bedroom, and 49 studio units. The project will provide 77 automobile parking spaces, of which 56 will be for residential uses along the first floor at grade and in one level of subterranean parking. The project will provide 98 bicycle parking spaces, 90 will be for residential use and 8 will be for commercial use. Bicycle parking will be provided at grade level and in the subterranean level. The project will provide 9,024 square feet of open space, consisting of 7,839 square feet of common open space and 1,185 of private open space. The project proposes seven (7) street trees along Beverly Boulevard, one (1) of which is an existing street trees and six (6) of which would be new street trees. There is no request to remove the existing street tree. In addition, the project will provide 32 24-inch box trees on-site. The project proposes grading and export of approximately 7,500 cubic yards of earth. The type of proposed uses and size are not unusual for the vicinity of the subject site and are similar in

scope to other existing commercial buildings and residential dwellings in the area. Thus, there are no unusual circumstances that 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 to any of the five (5) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. There are five (5) Exceptions which must be considered in order to find a project exempt under CEQA: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

(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.*

The proposed project is located at 7951 - 7967 Beverly Boulevard within the Wilshire Community Plan. There are currently two (2) projects dating back to February 27, 2020, which are currently filed with the Department of City Planning of have received a Letter of Determination from the Department of City Planning but have yet to received a Certificate of Occupancy from the Los Angeles Department of Building and Safety (LADBS). As such, there are projects within 1,500 feet of the same type and in the same place as the subject project at the time of filing.

PROJECTS WITHIN A 1,500 FEET FROM THE SUBJECT SITE			
Address	Case Number	Date Filed	Scope of Work
352 N Hayworth Ave	DIR-2020-1312-TOC-HCA	2/27/2020	New 20 units residential building
7763 W Beverly Blvd	DIR-2022-8065-TOC-WDI-VHCA	11/3/2002	New 53 unit mixed use building

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. The project submitted an Air Quality Study, prepared by Noah Tanski Environmental Consulting, dated October 17, 2023, that found that the proposed project would have less than significant effects as to air quality.

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. 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. The project submitted a Noise Study, prepared by Noah Tanski Environmental Consulting, dated October 17, 2023, that found that the project's noise impact would be less than significant.

(b) 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 proposed project includes the demolition of two existing commercial structures along Beverly Boulevard, as well as the construction, use and maintenance of a new five (5)-story mixed use development containing 77,397 square feet of floor area, with a Floor Area Ratio (FAR) of 3.14:1, which is permitted through the Transit Oriented Communities Affordable Housing Incentive Program. The proposed project will be for a five (5)-story mixed-use building in an area that is currently developed with residential and commercial buildings that range in height from one (1) to three (3)-stories. Thus, there are no unusual circumstances that may lead to a significant impact 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.*

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 not located with the vicinity of the subject property. Therefore, the subject site will not create any impacts within a designated state scenic highway.

(d) 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.

(e) 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. Finally, the City chooses not to treat the site as historic.

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 Wilshire Community Plan. The site is zoned C2-1VL and has a General Plan Land Use Designation of Community Commercial. As shown in the case file, the project is consistent with the applicable Wilshire Community Plan designation and policies and all applicable zoning designations and regulations.

(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 0.57 acres. The surrounding area is characterized by level topography, improved streets, and commercial and residential uses. The properties to the north along Hayworth Avenue are zoned R3-1 with a land use designation of Medium Residential and improved with two story multifamily structures. The properties to the north along Edinburgh Avenue are zoned R1V3 with a land use designation of Low II Residential and improved with single-story single-family structures. To the south properties are zoned C2-1VL with a land use designation of Community Commercial and improved with one to three story commercial structures. To the west, there is a Goodwill store on a site zoned C2-1VL with a land use designation of Community Commercial. To the west, the abutting property is zoned C2-1VI with a land use designation of Community Commercial and improved with a single story commercial structure.

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

The site was 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 Disclosure statement, prepared by the Owner and dated June 15, 2023, declared there are no protected trees or shrubs on-site. However, the Tree Disclosure statement did identify that there is a tree in the public right of way. The project is not requesting the removal of any street tree as part of its application. Note, no street tree or protected tree may 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 CE, no approvals have been given for any tree removals on-site or in the right-of-way by BPW.

(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. The applicant submitted an Air Quality Study dated October 17, 2023 that found that the construction and operation of the project would not result in a significant impact to Air Quality. Additionally, the applicant submitted a Noise Technical Report dated October 17, 2023 that found that the construction and operation of the project would not result in a significant impact to noise. Furthermore, the City of Los Angeles Vehicle Miles Traveled (VMT) Calculator resulted in the

proposed project having a net increase of 988 daily vehicle trips. Based on the VMT Calculator, the project was required to perform VMT analysis under the VMT standards. The applicant submitted a Transportation Assessment prepared by Overland Consultants dated December 2023. The Transportation Assessment was reviewed by the Los Angeles Department of Transportation, as stated in the memo dated January 5, 2024, signed by Eileen Hunt. The Transportation Assessment found that the project would not have a significant impact under threshold T-1 and T-3. Additionally, the study found that the project's projected Household VMT would be 4.2 and no Work VMT, which is under the threshold established for the Central APC Area. 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. As mentioned previously, the project provided an Air Quality Study and Noise Study, both prepared by Noah Tanski Environmental Consulting, and both dated October 17, 2023. The studies found that the project's impact on air quality and noise would be less than significant. 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 that 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.