

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
 PS-1469

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|-----------------------------------------------------------------------|----------------------------------|
| LEAD CITY AGENCY City of Los Angeles (Department of City Planning) | CASE NUMBER ENV-2023-7054-CE |
| PROJECT TITLE Private Street 1469 | COUNCIL DISTRICT 14 – de Leon |

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
1584-1586 West Oak Grove Place

PROJECT DESCRIPTION: Additional page(s) attached.
 A private street (Parcel 2) to provide legal frontage and access for 1584 West Oak Grove Place (Parcel 1), which proposes eight multi-family dwelling units with 16 parking spaces. The four, 3-story duplexes have attached garages in buildings A and B, 12,471 square feet of floor area, and a height of 39 feet, 1 inch in the RD1.5-1 zone. There are zero protected trees on site and there are no street trees.

NAME OF APPLICANT / OWNER:
Ken Hsiang, Ascend PE (Applicant) / Urban Cities Development, Inc. (Owner)

| | | |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------|
| CONTACT PERSON (If different from Applicant/Owner above) Taylor Francis, Fort Multifamily, Inc. | (AREA CODE) TELEPHONE NUMBER (612)578-9557 | 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 / 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 32 consists of projects characterized as in-fill development meeting the conditions described: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with 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.

CITY STAFF USE ONLY:

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| CITY STAFF NAME AND SIGNATURE Linda Lou  | STAFF TITLE City Planner |
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ENTITLEMENTS APPROVED
 Private Street

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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DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-7054-CE

The City of Los Angeles determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Article 19, 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.

A Categorical Exemption, ENV-2023-7054-CE, has been prepared for the proposed project consistent with the provisions of the California Environmental Quality Act and CEQA Guidelines.

Project Description

The project proposes a Private Street to provide legal frontage and access for and in conjunction with the construction, use and maintenance of eight (8) multi-family residential dwellings and 16 parking spaces in the RD1.5-1 zone:

1584 West Oak Grove Place (Parcel 1): Four new three-story buildings (A, B,C, and D) with eight dwelling units, 12,471 square feet of floor area, and a building height of approximately 39 feet, 1 inch at the rooftop. Each building will have two dwelling units. Eight covered parking spaces will be provided in garages attached to buildings A and B, the other eight parking spaces onsite will be covered.

1586 West Oak Grove Place (Parcel 2): A portion is proposed for the private street.

No protected tree or shrub species are on the site or adjacent to the site, and there are no street trees, as stated in the Tree Letter prepared by Kelly Lewis, ASCA Registered Consulting Arborist #669, with PTS Tree Service on January 23, 2024.

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 following criteria:

- (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.**

The site is zoned RD1.5-1, and has a General Plan Land Use Designation of Low Medium II Residential, which allows for multi-family uses. The project site is located in

the Northeast Los Angeles Community Plan area. The Proposed Project is consistent with the following general plan policies:

- Goal 1: A safe, secure, and attractive residential environment for all economic, age, and ethnic segments of the community.
- Policy 1-2.1: Designate specific areas to provide for adequate residential development to accommodate anticipated increases in population while maintaining a balance between single-family and multiple-family uses.
- Objective 1-3: To preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods.
- Policy 1-3.1: Protect the quality and scale of the residential environment through attention to the appearance of new construction including site planning and compatible building design.

The current project is in an urbanized area and characterized as in-fill development, which qualifies for the Class 32 Categorical Exemption. The project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The site is located within a multi-family residential neighborhood that has a Low Medium II Residential land use designation. The area is bordered by single-family residential land use and developed with single-family units. The subject site is zoned RD1.5-1 and this zone has a height limitation of 45 feet. The density of the proposed project, eight residential units, is permitted by the RD1.5-1 zone and the approximate building height of 39 feet 1 inch is within the allowed height limit.

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

The proposed development is wholly within the City of Los Angeles, on a site that is approximately 0.30 acres (approximately 13,051 square feet). The surrounding area is developed primarily with single-family dwellings, and multi-family residential buildings. Properties adjacent to the north, south and east are zoned RD1.5-1 and improved with one- to two-story single-family dwellings and two- to three-story multi-family residential buildings. Properties adjacent to the west are zoned R1-1 zone and improved with single-family dwellings. The vicinity also includes a one-story community center (Rock Community Center) and the one-story Fraternal Order of Eagles building. Based on the information provided, the proposed development qualifies for a Class 32 Categorical Exemption.

(c) The project site has no value as habitat for endangered, 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. The project site, located at 1584-1586 West Oak Grove Place is currently developed with a single-family dwelling, attached garage, and detached garage, all of which will be demolished. No protected tree or shrub species are on the site or adjacent to the site, and there are no street trees, as stated in the Tree Letter prepared by Kelly Lewis, ASCA Registered

Consulting Arborist #669, with PTS Tree Service on January 23, 2024. Therefore, 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.

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. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a Vehicle Miles Traveled Analysis as determined by the City of Los Angeles VMT Calculator, according to the email received from LADOT staff Eileen Hunt, Acting Transportation Engineer, dated February 6, 2024. 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. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The applicant has submitted a Preliminary Soil Investigation report for 1584 West Oak Grove Place (prepared by GSS Engineering, Inc. dated May 28, 2020). RCMs also include the submittal of the Geology and Soils Report to the Department of Building and Safety ("DBS"), and compliance with a Soils Report Approval Letter, issued by DBS on July 7, 2020 (Log No. 113547) for the site located at 1584 West Oak Grove Place, which details conditions of approval that must be followed. In addition, the RCMs require that design and construction of the building must conform to the California Building Code, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety Grading Division.

(c) The site 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 eight (8) multi-family dwellings will be on a site with a density that is consistent with the General Plan. Therefore, the project meets all of the criteria for the Class 32 Categorical Exemption.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

Further, the Exceptions outlined in the CEQA Guidelines Section 15300.2 do not apply to the project:

- a. Location. The project is not located in a sensitive environment. The subject property and its surrounding residential neighborhood are not identified as an environmental resource. The proposed project of eight dwelling units contained within four, three-story buildings is consistent with the scale and uses proximate to the area. The subject project is not located in a coastal zone, a flood zone, nor is it within a landslide area, methane area, very high fire hazard severity area, and airport hazard area. The project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for

residential construction.

- b. **Cumulative Impact.** The project is consistent with the type of development permitted for the area zoned RD1.5-1 and designated Low Medium II Residential. The proposed project is the construction of eight (8) multi-family dwellings within four residential buildings and will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts.
- c. **Significant Effect.** The subject property is located in an urbanized area. The surrounding properties are developed with single-family dwellings and multi-family residential buildings. The subject project is of a similar size and scope to these properties. The proposed project consists of work typical of residential development. Thus, there are no unusual circumstances that will lead to a significant impact on the environment.
- d. **Scenic Highways.** The only State-designated Scenic Highway in 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 subject site is located approximately 26 miles to the southeast of State Route 27. Therefore, the proposed project will not create any impacts to scenic resources within a State-designated Scenic Highway. The existing structures are no designated historical resources and have not been determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register.
- e. **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.
- f. **Historical Resources.** The project site has not been identified as a historic resource or within resource or within a historic district; have not been determined to be eligible for listing in the National Register or Historic Places, California Register of Historical Resources, Los Angeles Historic-Cultural monuments Register, and/or any local register. Thus, the proposed project would not result in a substantial adverse change in the significance of a historical resources and this exemption does not apply.

Therefore, the proposed project is determined to be categorically exempt and does not require mitigation or monitoring measures. No alternatives of the proposed project were evaluated. The appropriate environmental clearance has been granted.