

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)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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-2021-2054-CDP-MEL-HCA-1A**

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2021-2055-CE

PROJECT TITLE

246-250 South 6<sup>th</sup> Avenue

COUNCIL DISTRICT

11 – Park

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

246, 248, 250 South 6<sup>th</sup> Avenue

Map attached.

PROJECT DESCRIPTION:

The demolition of a one-story, 1,497 square foot single-family dwelling and the construction of a two-story, 11,045 square foot, four-unit apartment building with one subterranean level, four recreation rooms, and four roof decks, with nine (9) required parking spaces on-site.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Siavash Showghi

CONTACT PERSON (If different from Applicant/Owner above)

Majid Nael

(AREA CODE) TELEPHONE NUMBER

(213)999-9988

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

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following five (5) 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; 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 comprised of two residential lots that are developed with a one-story, 1,497 square foot single family dwelling. The lots are zoned RD2-1 with a Land Use Designation of Low Medium II Residential. The project proposes the demolition of the existing single-family dwelling and the construction of a two-story, 11,500 square foot four-unit apartment building. As such, the project is consistent with the applicable land use and zoning designation.

*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 located within the City of Los Angeles and is less than five acres in area. Additionally, the subject site is located in a residential neighborhood developed with single and multi-family dwellings.

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

The subject site is not located in a wildland area, not inhabited by endangered, rare, or threatened species, and is not located in a

Significant Ecological Area. Furthermore, the immediate neighborhood surrounding the site is urbanized and developed with single and multi-family dwellings.

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 compliance with 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 reduce any potential impacts on noise and water quality to less than significant. The creation of noise is limited to certain decibels and restricted to specific hours. Additionally, the proposed project is not adjacent to any water sources and does not involve excavations that may have an impact on the water table. Although the project will result in a net gain of three residential units, impacts to public services and air quality are deemed insignificant. Further, traffic congestion will not be impacted by the project; the number of trips generated by the development will not result in a net increase because the area's density and population will not change significantly. Likewise, air quality will not worsen as a result of the proposed project.

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

The subject site will be adequately served by all public utilities and services given its location in an urban tract with water supply, sewage and waste disposal infrastructure, and power line installation. Further, 6th Avenue is improved with existing utilities and infrastructure to serve the residential structures in the immediate neighborhood and is accessible to emergency vehicles. The project will result in a net gain of three units. As such, no significant increase in population or density is anticipated.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

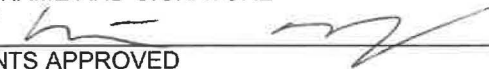
The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

Luis Lopez / 

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Coastal Development Permit and Mello Act Compliance Review

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

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 12-2011-2054-100-NEL-NCA-1A  
& RNV-2021-2057-C9  
Department Representative