

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-2024-4671-SPPC-HCA / Specific Plan Project Compliance, Housing Crises Act

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-4672-CE

PROJECT TITLE

391 North Crane Boulevard

COUNCIL DISTRICT

1- Hernandez

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

391 North Crane Boulevard

Map attached.

PROJECT DESCRIPTION:

The construction, use, and maintenance of a new single-family dwelling (and an Accessory Dwelling Unit under separate administrative review) measuring approximately 1,690 square feet including an attached two (2) car garage on a 3,403.72 square foot vacant lot that is within the Mount Washington- Glassell Park Specific Plan area. There are zero (0) Protected Trees, and one (1) Significant Tree on site per the Arborist Letter. In sum, there are zero (0) Significant Trees on the project site that are proposed for removal. The Arborist Letter was prepared by Courtland Studio, LLC Landscape Architecture, Paul Lewis, Certified Arborist License #3620 dated November 6, 2020. This environmental analysis does not authorize the removal of any street trees without the prior approval of Urban Forestry, in compliance with LAMC Section 62.9169 and 62.170 and their applicable findings.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Andre Bohbot

CONTACT PERSON (If different from Applicant/Owner above)

John Byram, Byram Architects

(AREA CODE) TELEPHONE NUMBER

(626) 792 - 2557

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) **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: 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; (a) 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

Pablo Estrada

Pablo Estrada

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Project Permit Compliance

DISTRIBUTION: County Clerk, Agency Record

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-4672-CE

The Planning Department has determined that the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorical Exempt under Article 19, Section 15303, Class 3-Single Family Dwelling (new construction). This project is located at 391 North Crane Boulevard.

Project Description

The proposed project includes the construction, use, and maintenance of a new single-family dwelling (and an Accessory Dwelling Unit under separate administrative review) measuring approximately 1,690 square feet including an attached two (2) car garage on a 3,403.72 square foot vacant lot that is within the Mount Washington- Glassell Park Specific Plan area.

Exceptions Narrative for Categorical Exemption

There are six (6) Exceptions which the City is required to consider before finding 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 site is zoned R1-1-HCR and has a General Plan Land Use Designation of Low Residential. While the subject site is located 1.79 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. Regulatory Compliance Measures (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 project is located. The project shall comply with the Geology and Soils Report Approval Letter from the Department of Building and Safety dated September 5, 2023 (log #127381). Thus, the location of the project will not result in a significant impact based on its location.

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

the project will not have any significant impacts to traffic. The subject project initially inquired regarding a Construction Traffic Management Plan for review by the City's Department of Transportation (LADOT), pursuant to the LADOT's Hillside Development Construction Traffic Management Guidelines released on June 16, 2020. These guidelines state the purpose of a Construction Traffic Management Plan is to address transportation concerns specific to hillside communities, including narrow streets, limited emergency access, and location in a Very High Fire Severity Zone. The proposed project will be subject to the conditions detailed in the Project's Construction Traffic Management Plan, included in the case file, which was reviewed and stamped-approved by LADOT on September 7, 2023. Therefore, the subject project will have no cumulative impact on the City's circulation system. 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, the proposed project includes the construction, use, and maintenance of a new single-family dwelling (and an Accessory Dwelling Unit under separate administrative review) measuring approximately 1,690 square feet including an attached two (2) car garage on a 3,403.72 square foot vacant lot in an area zoned and designated for such development. All adjacent lots are developed with single-family dwellings, or vacant and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 0.50:1 or 1,690 square feet on a site that is permitted to have a maximum FAR of 0.5:1 or 1,701.86 square feet. The project proposes a building height of 44 feet, which is not unusual for the vicinity of the subject site and is similar in scope to other existing low residential in the area.

As identified in the Owners Declaration of Biological Resources dated September 14, 2022, Property Owner, Andre Bohbot, stated that the project 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 site is 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 project will have no cumulative biological impact to the project site 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 Disclosure Statement, and an Arborist Letter to identify all Protected Trees/Shrubs on the project site and all street trees in the adjacent public right-of-way. There are zero (0) Protected Trees, and one (1) Significant Tree on site per the Arborist Letter. In sum, there are zero (0) Significant Trees on the project site that are proposed for removal. The Arborist Letter was prepared by Courtland Studio, LLC Landscape Architecture, Paul Lewis, Certified Arborist License #3620 dated November 6, 2020. 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 project is located over 24.1 miles away from Topanga State Park. Therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, 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.

ENV-2023-4672-CE

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 does not choose to treat the site as a historic resource. 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 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.