

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
VTT-83680-SL-HCA / Small Lot Subdivision & Housing Crisis Act

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2021-10888-CE
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PROJECT TITLE 1327, 1329, 1329½, 1331 South Burnside Avenue	COUNCIL DISTRICT 10
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PROJECT LOCATION(Street Address and Cross Streets and/or Attached Map) Map attached.
1327, 1329, 1329½, 1331 South Burnside Avenue Los Angeles, CA 90019

PROJECT DESCRIPTION: Additional page(s) attached.
The project proposes a Vesting Tentative Tract Map for the merger and resubdivision of two (2) existing lots comprised of approximately 15,510 square feet to be subdivided into six (6) new small lots with varying lot sizes (Lot 1, Lot 2, Lot 3, Lot 4, Lot 5 & Lot 6) and the construction of four new three-story SFD units, each with a two car garage, the conversion of a one-story SFD to a 2-story duplex, and demolition of a detached garage to allow for the construction of a new 2-story structure with a unit on the 2nd floor and carport on ground level for a total of three units on a new small lot 'Lot 6'. An existing duplex will remain unaltered on proposed new small lot 'Lot 5'. The project will result in a total of 9 dwelling units (3 existing and 6 new) and a total of 19 parking spaces. Removal of three (3) non-protected on-site trees and exporting up to 375 cubic yards of earth.

NAME OF APPLICANT/OWNER:
Dale Thayer-West Coast 2014 3 LLC & Donald Kinsely, Trustee of Burnside Trust dated January 25, 2021

CONTACT PERSON (If different from Applicant/Owner above) Hoa "Sean" Nguyen	(AREA CODE) TELEPHONE NUMBER EXT. (213) 880-6289
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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 – (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:

CITY STAFF NAME AND SIGNATURE Griselda Gonzalez <i>Griselda Gonzalez</i>	STAFF TITLE City Planner
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ENTITLEMENTS APPROVED
Small Lot Subdivision & Housing Crisis Act

DISTRIBUTION: County Clerk, Agency Record **Rev. 6-22-2021**



JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2021-10888-CE

The Planning Department 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 Article 19, Section 15332, Class 32. This project is located at 1327, 1329, 1329½, 1331 South Burnside Avenue.

Project Description

The project involves a proposed vesting tentative tract map, (VTT No. 83680-SL-HCA), for the merger and resubdivision of two existing (2) lots totaling approximately 15,510 square feet and the creation of six new (6) small lots varying in lot sizes, including; Lot 1 (2,291 sq.ft), Lot 2 (2,281 sq.ft), Lot 3 (1,710 sq.ft), Lot 4 (1,713 sq.ft), Lot 5 (3,811 sq.ft) and Lot 6 (3,703 sq.ft). The project proposes the construction of four new three-story single family units with a ground level two car garage on Lots 1 through 4. An existing two-story duplex with one uncovered parking space to remain on proposed new Lot 5. Proposed new Lot 6 is improved with a one-story single family dwelling unit which will be converted to a two-story duplex. Proposed Lot 6 also contains a detached garage that is proposed for demolition. A new two-story structure with one dwelling unit on the second level over a carport with four parking spaces is also proposed on new Lot 6. The floor area of each dwelling will range from 679 to 3,703 square feet. The total project total is nine (9) dwelling units (6 new and 3 existing) and 19 automobile parking spaces. The project also proposes the removal of three (3) non-protected on-site trees and exporting of approximately 375 cubic yards of earth. As the project results in six (6) new dwelling units within an established urban residential neighborhood the project is characterized as in-fill development.

CEQA Section 15300: 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 Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

(a) Cumulative Impacts.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a Vesting Tentative Tract Map for the merger of two (2) lots comprised of approximately 15,510 square feet to be subdivided into six (6) new small lots for the construction of 6 new units including 4 new three (3)-story residential units with a two (2)-car garage, conversion of a single family unit to a duplex, and construction of a new two story unit over ground level carport.

(b) Significant Effect.

The project involves the demolition of a detached garage. An existing duplex will remain unaltered on site. The subject site is zoned and designated for such development. All adjacent lots are developed with single and multi-family developments, and the subject site is of a similar size and slope to nearby properties. Properties in the immediate surrounding area are zoned R2-1-O and R3-1-O and designated for Low Medium I Residential and Medium Residential. Abutting property to the north is zoned R3-1-O and improved with a single-family dwelling. Abutting properties to the west are zoned R2-1-O and improved with two-story multi-family structures and single-story single-family dwelling. Abutting property to the south is zoned R3-1-O and improved with a two-story multi-family building. Adjoining properties to the east, across Burnside Avenue, are zoned R3-1-O and improved with two-story multi-family structures. The project proposes a FAR of 1.4:1 on a site that is permitted to have a maximum FAR of 3:1. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

(c) Scenic Highways

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 12 miles west of the subject property. Therefore, the subject site will not create any impacts within a designated as a state scenic highway.

(d) 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.

(e) Historical Resources

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.

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. (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 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 R3-1-O and has a Medium Residential. 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 of 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 0.35 acres. Lots adjacent to the subject site are developed with the following urban uses: single and multi-family residential structures.

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

The site is improved with a single family dwelling, a duplex with site address 1327-1329 ½ S. Burnside Ave. and a vacant lot previously improved with single family unit with site address 1331 S. Burnside Ave. The site is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no protected trees on the site, as identified in the Tree Report prepared by Lisa Smith on dated February 2, 2023.

(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 traffic study. Therefore, the project will not have any significant impacts to traffic. 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.

(e) 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 six (6) new dwelling units, and the continued maintenance of three existing units, will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.