

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

VTT-84383-SL-HCA (Vesting Tentative Tract Map)

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-3521-CE

PROJECT TITLE

N/A

COUNCIL DISTRICT

13 – Soto-Martinez

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

1255-1257 North Beachwood Drive

Map attached.

PROJECT DESCRIPTION:

A Vesting Tentative Tract Map for the subdivision of one (1) lot into five (5) small lots for the construction of five (5) single-family dwellings on an approximately 6,749.9 net square-foot lot. The project site contains zero (0) trees and two (2) existing street trees. The project includes the removal of two (2) existing street trees, and proposing to plant two (2) new street trees and three (3) new trees on-site.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Ruifeng Fan, Vesta Custom Homes LLC (Applicant / Property Owner)

CONTACT PERSON (If different from Applicant/Owner above)

Nila Aul, K U & Associates, Inc. (Representative)

(AREA CODE) TELEPHONE NUMBER

(626) 779-3988

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) _____ Sections 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

See attached justification.

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

Nashya Sadono-Jensen

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Vesting Tentative Tract Map for Small Lot Subdivision

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021



JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-3521-CE

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Sections 15332, Class 32 (Urban Infill Development), and that none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 apply.

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.

Project Description:

The project is located at 1255-1257 North Beachwood Drive. The project is for the subdivision of one (1) lot with an approximate lot size of 6,749.9 net square-feet into five (5) small lots for the construction, use, and maintenance of five (5) new single-family dwellings. Lot A will consist of approximately 1,631.7 square feet of lot area and will be developed with a new four (4)-story single-family dwelling that will be 44 feet, 8 inches high and contain approximately 1,509 square-feet of floor area. Lots B, C, and D will each consist of approximately 1,125 square feet of lot area and will each be developed with a new four (4)-story single-family dwelling that will be 44 feet, 8 inches high and contain approximately 1,513 square feet of floor area. Finally, Lot E will consist of 1,743.2 square feet of lot area and will be developed with a new four (4)-story single-family dwelling that will be 44 feet, 8 inches and contain approximately 1,508 square-feet of floor area. Each dwelling will contain two (2) parking spaces within an attached garage, for a total of 10 covered parking spaces. The project site is currently vacant and contains zero (0) trees and two (2) existing street trees. The project includes the removal of the two (2) existing street trees, and the planting of two (2) new street trees and three (3) new trees on-site. As a development with a

total of five (5) single-family dwellings and a tract map creating five (5) small lots, the project qualifies for the Section 15332, Class 32 (Urban Infill Development) categorical exemption.

The project site is zoned R3-1 and has a General Plan Land Use Designation of Medium Residential. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.155 acres (6,749.9 square feet of lot area). Surrounding properties are developed with residential and industrial/studio uses. The lots immediately to the north are developed with single-family and multi-family residences that range in height from one- to two-stories, and industrial studio buildings. Lots immediately to the south of the project site are developed with single-family and multi-family residences that range in height from one- to two-stories. Properties to the west of the project site are developed with three (3)-story multi-family residences. Lots to the east of the project site are developed with multi-family residences that range in height from two- to three-stories. Properties to the north are zoned M1-1 and are designated for Limited Manufacturing uses. Properties to the south, east, and west are zoned R3-1 and are designated for Medium Residential land uses.

The subject 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 tree disclosure statement, signed by the property owner, Ruifeng Fan, dated April 20, 2024, indicated that there are no protected tree or shrub species on the site or adjacent to the site. The project site contains two (2) street trees. The project is proposing the removal of the two (2) existing street trees subject to Urban Forestry. The project is proposing the planting of two (2) new street trees and three (3) new trees on-site.

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 Class 32 Categorical Exemption as set forth in State CEQA Guidelines Section 15300.2. The five (5) exceptions to this Exemption are: (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 project is for the subdivision of one (1) lot with an approximate lot size of 6,749.9 net square-feet into five (5) small lots for the construction, use, and maintenance of five (5) new single-family dwellings. Lot A will consist of approximately 1,631.7 square feet of lot area and will be developed with a new four (4)-story single-family dwelling that will be 44 feet, 8 inches high and contain approximately 1,509 square-feet of floor area. Lots B, C, and D will each consist of approximately 1,125 square feet of lot area and will each be developed with a new four (4)-story single-family dwelling that will be 44 feet, 8 inches high and contain approximately 1,513 square feet of floor area. Finally, Lot E will consist of 1,743.2 square feet of lot area and will be developed with a new four (4)-story single-family dwelling that will be 44 feet, 8 inches and contain approximately 1,508 square-feet of floor area. Each dwelling will contain two (2) parking spaces within an attached garage, for a total of 10 covered parking spaces. The project site is currently vacant and contains zero (0) trees and two (2) existing street trees. The project is proposing the removal of the two (2) existing street trees subject

to Urban Forestry. The project is proposing the planting of two (2) new street trees and three (3) new trees on-site.

Within the project site's vicinity, the Deputy Advisory Agency has approved two tract maps (VTT-82120-SL, for 10 small lots located at 1248-1254 North Lodi Place, and VTT-72931-SL, for 10 small lots located at 1238-1242 North Gordon Street) within the last ten years. The previously approved subdivisions do not create a cumulative impact of a succession of known projects of the same type and in the same place as the subject project. Thus, no foreseeable cumulative impacts are expected.

- (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.*

The project is for the subdivision of one (1) lot into five (5) small lots for the construction, use, and maintenance of five (5) single-family dwellings. The project site is currently vacant and contains zero (0) trees and two (2) existing street trees. The project is proposing the removal of the two (2) existing street trees subject to Urban Forestry. The project is proposing the planting of two (2) new street trees and three (3) new trees on-site. Surrounding properties are developed with residential and industrial/studio uses. The lots immediately to the north are developed with single-family and multi-family residences that range in height from one- to two-stories, and industrial studio buildings. Lots immediately to the south of the project site are developed with single-family and multi-family residences that range in height from one- to two-stories. Properties to the west of the project site are developed with three (3)-story multi-family residences. Lots to the east of the project site are developed with multi-family residences that range in height from two- to three-stories. Properties to the north are zoned M1-1 and are designated for Limited Manufacturing uses. Properties to the south, east, and west are zoned R3-1 and are designated for Medium Residential land uses. The size of the proposed project, which contains an approximate total of 7,556 square feet of floor area on an approximately 6,679.9 net square-foot lot, following dedication, will result in a Floor Area Ratio (FAR) of approximately 1.12:1 on a site that is permitted to have a maximum FAR of 3:1. The project's size and height is not unusual for the vicinity of the subject site, and is similar in scope to other existing residential uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect 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.*

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, located approximately 28.8 miles to the west of the site. Therefore, the project will not result in damage to any 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, and this exception does not apply.

- (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.*

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 within 1,000 feet of the project site.

- (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 subject site has not been identified as a historic resource by local or state agencies, and the 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 this 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.