

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  
ZA-2022-8857-ZAD-ZAA-HCA (Zoning Administrator's Determination and Zoning Administrator's Adjustment) // VTT-82865-SL-HCA (Vesting Tentative Tract Map)

LEAD CITY AGENCY  
**City of Los Angeles (Department of City Planning)**

CASE NUMBER  
ENV-2022-8859-CE

PROJECT TITLE  
N/A

COUNCIL DISTRICT  
4 – Raman

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  Map attached.  
**3031 and 3033 West Angus Street, Los Angeles, CA**

PROJECT DESCRIPTION:  Additional page(s) attached.  
A Vesting Tentative Tract Map for the merger and subdivision of seven (7) vacant lots that total approximately 37,864 square-feet into five (5) small lots. Parcel 1 will consist of 8,929 square-feet and a new 2,996 square-foot single-family dwelling that is two-stories and 26 feet and 7 inches in height. Parcels 2, 3, 4, and 5 will each be developed with a new two-story single-family dwelling that will be 29 feet and 7 inches in height and contain 2,365 square-feet. Parcels 2, 3, 4, and 5 will range in square-footage from 5,311 square-feet to 9,181 square-feet. Dwelling No. 1 will contain a total of three (3) vehicle parking spaces (comprised of two [2] covered spaces and one [1] uncovered spaces) while Dwellings No. 2, 3, 4, and 5 will each contain two (2) covered parking spaces only. The proposed project also includes a Zoning Administrator's Determination request to allow retaining walls that exceed the maximum heights of either 12 feet or 10 feet as prescribed by Los Angeles Municipal Code (LAMC) Section 12.21 C.8(a) for retaining walls on Parcels 1, 2, and 3. Additionally, the project also includes a Zoning Administrator's Adjustment to permit fences (as measured from the combined heights of the retaining walls and the privacy fences on top of those retaining walls) in the front, rear and side yards that exceed the maximum heights permitted by LAMC Section 12.21 C.1(g). The project site contains two (2) existing protected on-site trees and proposes to replace them to the satisfaction of the Bureau of Street Services, Urban Forestry Division with eight (8) 24-inch box trees. The project proposes the import of 365 cubic yards of earth.

NAME OF APPLICANT / OWNER:  
**Etienne Guyot, Q by Q, LLC**

CONTACT PERSON (If different from Applicant/Owner above) (AREA CODE) TELEPHONE NUMBER | EXT.  
**Amy Studarus, Pacific Crest Consultants** (661) 644-6212

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) Sec. 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 STAFF TITLE  
Erick Morales *Erick Morales* Planning Assistant

ENTITLEMENTS APPROVED

Vesting Tentative Tract Map, Zoning Administrator's Determination, and Zoning Administrator's Adjustment

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

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## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2022-8859-CE

The Planning Department has 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 Categorical Exempt under Article 19, Section 15332, Class 32, and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project site is a sloping, irregularly shaped site comprised of multiple parcels with a total lot area of 37,864 square feet. The project involves the merger and subdivision of seven (7) lots into five (5) new lots for the construction, use, and maintenance of five (5) small lot single family dwellings, located at 3031-3033 Angus Street. All units will be two (2) stories with a maximum height of 29 feet, 7 inches, with two covered parking spaces per lot for House Nos. 2-5 and two covered parking spaces and one uncovered parking space for House No. 1. The project also proposes the construction of nine (9) retaining walls, six (6) of which will exceed the height limit for retaining walls as prescribed in Los Angeles Municipal Code (LAMC) Section 12.21 C.8(a). The maximum height of each retaining wall and its location on the overall site, is shown in the chart below:

Retaining Wall Total Heights			
Lot No.	Wall No.	Maximum Height	Yard (If Applicable)
1	1	12 feet	Side
	2	13 feet	Side, Front
2	1	13.5 feet	Front, Side, Rear
	2	14 feet	Rear
3	1	12.1 feet	Rear
	2	12.6 feet	Rear
4	1	6 feet	Rear
	2	7.9 feet	Rear
5	1	8.5 feet	Rear

There are two (2) protected trees (Western Sycamore) on site and no street trees in the right-of-way. The project proposes to remove the two (2) existing protected trees on site and replace them with eight (8) 24" box size Western Sycamore trees to the satisfaction of the Urban Forestry. However, this environmental analysis does not authorize the removal of any protected trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170

and their applicable findings. Earthwork for the proposed project would result in approximately 365 cubic yards of import.

### **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.

The project is for the merger and subdivision of seven (7) lots into five (5) lots for the construction, use, and maintenance of five (5) small lot single-family dwellings, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned RD6-1XL and has a General Plan Land Use Designation of Low Residential. As shown in the case file, the project is consistent with the applicable Silver Lake-Echo Park-Elysian Valley 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 0.87 acres. Lots adjacent to the subject site are developed with single-family uses and a private school. 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. There are two protected trees on the site, as identified in the Tree Report prepared by Lisa Smith and dated June 6, 2022. The application proposes to remove both protected trees and replace them within the project site. Note, no street tree or protected tree may 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 CE, no approvals have been given for any tree removals on-site or in the right-of-way by BPW.

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. 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. The project site will be adequately served by all public utilities and services given that the construction of five (5) small lot single family dwellings 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.

### **CEQA SECTION 15300.2: EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS**

There are five (5) Exceptions which must be considered in order to find a project exempt under Section 15300.2: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources. None of the exceptions are triggered as noted below:

- A. **Cumulative Impact.** *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

The proposed project is for the merger and subdivision of seven (7) vacant lots into five (5) lots for the construction, use, and maintenance of five (5) small lot single-family homes.

A significant impact may occur if the proposed project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. At the time of writing of this report, there were no current or previous cases filed with the Department of City Planning of the same type (within 500 feet of the project site).

According to SCAQMD, individual construction projects that do not exceed the SCAQMD's recommended daily thresholds for project-specific impacts would not cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in non-attainment. As previously mentioned, 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. Construction-related daily emissions at the project site would not exceed SCAQMD's regional or localized significance thresholds. Therefore, the project's contribution to cumulative construction-related regional emissions would not be cumulatively considerable and therefore would be less than significant. Construction of the project also would have a less-than-significant impact with regard to localized emissions.

- B. **Significant Effect Due to Unusual Circumstances.** *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

The proposed project is for the merger and subdivision of seven (7) vacant lots into five (5) lots for the construction, use, and maintenance of five (5) small lot single family dwellings. House No. 1 will have a maximum height of 26 feet, 7 inches and contain 2,996 square feet of floor area. House Nos. 2-5 will have maximum heights of 29 feet, 7 inches and will contain 2,365 square feet of floor area each. Attached garages with two (2) covered parking spaces will be provided for each structure. Lot No. 1 will also include one (1) additional uncovered parking space, for a total of three (3) parking spaces on Lot No. 1. The surrounding lots are developed with single-family dwellings. The size of the project and each individual structure is not unusual for the vicinity of the subject site and is similar in scope to other existing structures in the area. Thus, there are no unusual circumstances that may lead to a significant effect on the environment, and this exception does not apply.

- C. **Scenic Highways.** *This exception applies when, although the project may otherwise be exempt, there may be 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. The project site is approximately 29 miles from State Route 27 and thus no potential damage to this resource would result from the project. Therefore, the subject site will not create any impacts within the designated state scenic highway, and this exception does not apply.

**D. Hazardous Waste Sites.** *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site nor its adjacent properties, are identified as a hazardous waste site. As such, the project would not be developed on a site identified as a hazardous site pursuant to Section 65962.5 of the Government Code.

**E. Historical Resources.** *Projects that may cause a substantial adverse change in the significance of an historical resource.*

A portion of the project site was part of the Walt Disney Animation School (Historic Cultural Monument 163) which is no longer extant. According to the email response from the Office of Historic Resources dated March 10, 2023, the project does not require any historic review. 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.

In conclusion, this project is categorically exempt from the requirements of CEQA, pursuant to CEQA Guidelines, Section 15332, Class 32, and based on the whole of the administrative record, there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.