

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

CPC-2023-7708-DB-CDO-HCA / Density Bonus, Community Design Overlay Plan Approval

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-7709-CE

PROJECT TITLE

4002 N Verdugo Rd

COUNCIL DISTRICT

13

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

4002-4006 North Verdugo Road / 3067 North Delevan Drive

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

The project consists of 3 lots that were previously developed with a church, garage, and one (1) dwelling unit. All structures on-site have been demolished. The project includes the construction, use, and maintenance of a new, three (3)-story over one (1) basement-story mixed-use building totaling 18,799 square feet pursuant to the City's Density Bonus program. The building will include 14 dwelling units, including two (2) dwelling units set aside for Very Low Income Households, and one (1) ground-floor commercial space measuring 1,071 square feet. The building will have a maximum building height of 44 feet 6 inches. The project will include 21 residential parking spaces and three (3) commercial parking spaces. The project will include 20 bicycle parking spaces (16 long-term spaces and 4 short-term spaces). The project will provide 2,188 square feet of common open space on the roof deck level. There are no Protected Trees on-site, and the project does not require any tree removals. The proposed project will also require a Haul Route for the proposed export of 2,965 cubic yards of earth materials.

NAME OF APPLICANT / OWNER:

Khajak Harootun – KAS Verdugo, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Chris Manasserian – Gonzales Law Group

(AREA CODE) TELEPHONE NUMBER

(213) 279-6965

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

In-fill development meeting the conditions described in CEQA Guidelines 15332: (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. (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

Nashya Sadono-Jensen *Nashya Sadono-Jensen*

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Density Bonus, Community Design Overlay Plan Approval

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-2023-7709-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. The proposed project is located at 4002-4006 North Verdugo Road/3067 North Delevan Drive.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- 1) 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;
- 2) The proposed developed occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- 3) The project site has no value as habitat for endangered, rare or threatened species;
- 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- 5) The site can be adequately served by all required utilities and public services.

### **Project Description:**

The project site is comprised of three (3) lots measuring approximately 13,696.2 square feet, and was previously developed with a church, garage, and one (1) dwelling unit. All structures on-site have been demolished. The project site is a corner lot and bounded by Verdugo Road to the west, and Delevan Drive to the south. The project site is currently undeveloped with no existing structures.

The proposed project involves the construction, use, and maintenance of a new, three (3)-story over one (1) basement story mixed-use building totaling 18,799 square feet, including 14 residential units with two (2) units set aside for Very Low Income Households, one (1) commercial space measuring 1,071 square feet, and 24 automobile parking spaces. The building will have a maximum building height of 44 feet, 6 inches.

The project includes one (1) studio unit, seven (7) one (1)-bedroom units, and six (6) two (2)-bedroom units, and a total of 2,188 square feet of common open space. The project will provide a total of 20 bicycle parking spaces, 16 long-term and four (4) short-term spaces. The proposed project will include 18,799 square feet with a maximum floor area ratio (FAR) of 1.9:1. There are no Protected Trees on-site, and the project does not require any tree removals. The proposed

project will also require a Haul Route for the proposed export of 2,965 cubic yards of earth materials.

The project requires the following:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g), a Density Bonus for a housing development project consisting of 14 dwelling units, reserving two (2) units for Very Low Income occupancy for a period of 55 years, with the following requested off menu incentives and waivers:
  - A) An off-menu incentive to permit a 12-foot building height increase in lieu of the transitional height limitations pursuant to LAMC 12.21.1.A.10.
  - B) An off-menu incentive to permit a 26.7 percent increase in FAR to allow a 1.9:1 FAR in lieu of the 1.5:1 FAR permitted in the [Q]C1.5-1VL-CDO Zone.
  - C) A waiver of development standard to permit a front yard setback of one and one-half (1.5) feet in lieu of the 10 feet as required in the [Q]C1.5-1VL-CDO Zone.
  - D) A waiver of development standard to permit a southerly side yard setback of five and one-half (5.5) feet in lieu of the six (6) feet as required in the [Q]C1.5-1VL-CDO Zone.
2. Pursuant to LAMC Section 13.08 and the Cypress Park and Glassell Park Community Design Overlay (CDO), a CDO Plan Approval for the construction, use, and maintenance of a new, three (3)-story over one (1) basement-story mixed-use building totaling 18,799 square feet.

The project is located within the Northeast Los Angeles Community Plan which designates the project site for Neighborhood Commercial land uses with corresponding zones of C1, C1.5, C2, C4, and RAS3. The project site is zoned [Q]C1.5-1VL-CDO. The project is consistent with the applicable general plan land use designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The project site is wholly within the City of Los Angeles, on a site that is approximately 0.31 acres in size. Lots adjacent to the project site are developed with the following urban uses: commercial, single-family, and multi-family developments. The site was previously developed with a church, garage, and one dwelling unit that has since been demolished. The site is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. In addition, there are zero (0) Protected Trees on-site.

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 transportation 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 a three (3)-story over one (1) basement-story mixed-use building totaling 18,799 square feet, including 14 residential units, one (1) ground-floor commercial space, and 24

automobile parking spaces will be on a site that has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

Exceptions to Class 32 Categorical Exemption

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.

There is not a succession of known projects of the same type and in the same place as the project site. As mentioned, the project proposes a new, three (3)-story over one (1) basement story mixed-use building totaling 18,799 square feet, including 14 residential units with two (2) units set aside for Very Low Income Households, one (1) ground floor commercial space measuring 1,071 square feet, and 24 automobile parking spaces, in an area zoned and designated for such development. All adjacent lots are developed with commercial, single-family, and multi-family structures, and the project site is of a similar size and slope to nearby properties. 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 miles away from Topanga State Park. Therefore, the project 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 project site, nor any site in the vicinity, is identified as a hazardous waste site. 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. 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.