

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-2023-3597-SPP-HCA / Project Permit Compliance / Housing Crises Act

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

CASE NUMBER
ENV-2023-3598-CE

PROJECT TITLE
3620 East Primavera Street

COUNCIL DISTRICT
1- Hernandez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
3620 East Primavera Street

Map attached.

PROJECT DESCRIPTION:
The construction, use, and maintenance of a new single-family dwelling measuring approximately 2,372 square feet with an attached two (2) car garage, on a 4,785.95 square foot vacant lot that is within the Mount Washington- Glassell Park Specific Plan area. There are seven (7) Protected Trees, and two (2) Protected Trees are proposed for removal and are to be replaced on a 4:1 ratio. Also, there are zero (0) Significant Trees on site, therefore zero (0) Significant Trees are proposed for removal per the Arborist Report. The Arborist Report was prepared by Class One Arboriculture Inc., James Komen, Certified Arborist #WE-9909B dated October 24, 2024, and was reviewed, signed, and stamped by Urban Forestry Division staff on November 18, 2024.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Primavera 5, LLC, Mario Tarzia

CONTACT PERSON (If different from Applicant/Owner above)
Juan M. Kivotos, J.M. Kivotos Architects, Inc.

(AREA CODE) TELEPHONE NUMBER | EXT.
(818) 281 - 1508

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 <i>Pablo Estrada</i>	STAFF TITLE City Planning Associate
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ENTITLEMENTS APPROVED
Project Permit Compliance, Housing Crises Act

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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CALIFORNIA**



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EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-3598-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 3620 East Primavera Street.

Project Description

The proposed project includes the construction, use, and maintenance of a new single-family dwelling measuring approximately 2,372 square feet with an attached two (2) car garage, on a 4,785.95 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 1.08 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 March 29, 2022 (log #120730). 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 City's Department of Transportation

(LADOT), released their Hillside Development Construction Traffic Management Guidelines 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 would not be subject to a Hillside Construction Traffic Management Plan due to the street width being greater than 24 feet as stated by LADOT staff. The email from LADOT is dated December 14, 2022, and is included in the case file .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 measuring approximately 2,372 square feet with an attached two (2) car garage, on a 4,785.95 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 2,372 square feet on a site that is permitted to have a maximum FAR of 0.50:1 or 2,393 square feet. The project proposes a building height of 26 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 Biological Resources Report dated September 28, 2023 Lead Biologists, Marcus C. England stated that the project site will not remove or possibly create a substantial effect on any of the biological resources and 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 Report to identify all Protected Trees/Shrubs on the project site and all street trees in the adjacent public right-of-way. As identified in the Tree Disclosure Statement, and Arborist Report prepared by Certified Arborist #WE-9909B, James Komen on October 24, 2024, there are seven (7) Protected Trees, and two (2) Protected Trees are proposed for removal and are to be replaced on a 4:1 ratio. Also, there are zero (0) Significant Trees on site, therefore zero (0) Significant Trees are proposed for removal per the Arborist Report. The Arborist Report was prepared by Class One Arboriculture Inc., James Komen, Certified Arborist #WE-9909B dated October 24, 2024, and was reviewed, signed, and stamped by Urban Forestry Division staff on November 18, 2024. 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 35.6 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. 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.