

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-2022-6680-ELD-SPP-HCA

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV- 2022-6681-CE
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PROJECT TITLE Villa Scalabrini	COUNCIL DISTRICT 7
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 10632 W. Penrose Street, 91352	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: Authorization to allow construction, use, and maintenance of a 12-unit Senior Independent Living facility	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER:
Fathers of St. Charles

CONTACT PERSON (If different from Applicant/Owner above) Robert Kerr	(AREA CODE) TELEPHONE NUMBER EXT. (323) 746-5020
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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) 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: Project is located in an urbanized area; will result in the demolition of one single-family dwelling and the construction, use, and maintenance of two, two-story, 6-unit residential buildings totaling 11,576 square feet for Senior Independent Living, with a total of 30 on-site parking spaces.	<input checked="" type="checkbox"/> Additional page(s) attached
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- 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 Jonathan A. Hershey 	STAFF TITLE Associate Zoning Administrator
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ENTITLEMENTS APPROVED Conditional Use authorization to allow the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with a restaurant.
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DISTRIBUTION: County Clerk, Agency Record

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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CITY OF LOS ANGELES
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DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2022-6681-CE

CLASS 32 CATEGORICAL EXEMPTION JUSTIFICATION AND EXCEPTIONS NARRATIVE

On June 10, 2024, 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, and Section 15332, Class 32.

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 demolition of an existing single-family dwelling to construct a two story, 12 unit Eldercare/Senior independent housing project including 31 parking spaces, and new landscaping. As an Eldercare Facility including 12 units of Senior Independent Living, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned RA-1-K and has a General Plan Land Use Designation of Very Low Residential. As shown in the case file, the project is consistent with the applicable Sun Valley – La Tuna Canyon 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 39,061 square feet (0.0897 acres). Lots adjacent to the subject site are developed with the following urban uses: one to two story single-family dwellings, a large single story institutional retirement center & special care complex.

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 is 1 protected tree on the site, a 4.8 diameter, 16 feet in height, Mexican Elderberry (*Sambucus Mexicana*) as identified in the Tree Report prepared by Carlberg Associates on August 2, 2022. 1 protected tree is proposed to be removed from the subject site and will be replaced with a minimum 24-inch box Mexican Elderberry trees. The project application proposes to remove 1 protected tree on-site and zero street trees. However, as explained in the project description, the applicant will be required to improve the right-of-way. Prior to any work on the 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 and the requirements of CEQA, Planning has analyzed the worst-case potential for removal of all street trees. 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. Based on the above, Planning has required a Tree Report to identify all trees on the project site and in the right-of-way that could be impacted by the Project and to consider the potential removal of (1 of protected trees on-site proposed for removal) protected trees and zero (total zero of street trees in the public right-of-way in front of the property, regardless of what is being proposed for removal) street trees.

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. Therefore, the project will not have any significant impacts to traffic or transportation. 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. Therefore, the project meets all of the Criteria for the Class 32.

Exceptions Narrative for Class 32 (and other, if applicable) Categorical Exemption

If not using Class 3, 4, 5, 6, or 11, the "Locations" Exception does not apply:

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 subject project. The project proposes an Eldercare Unified Permit for the construction use and maintenance of a 12 unit Senior Independent Living Eldercare Facility, in an area zoned and designated for residential use. All adjacent lots are developed with one to two story single-family dwellings, a large single story institutional retirement center and special care complex and the subject site is of a similar size and slope to nearby properties. The project proposes to build 11,576 square feet in lieu of the maximum 9,374 square feet of residential floor area allowed on a 39,061 square-foot lot in the RA Zone. The project is proposed for two stories and a maximum height of 26 feet and 10 inches which is not unusual for the vicinity of the subject site, and is similar in scope to other existing Very Low Residential in the area. 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 subject project is located approximately 14 miles away from any portion of the Topanga Canyon State Scenic Highway. 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 (within approximately

a mile), 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.