

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-2024-5616-SPPC-HCA / Project Permit Compliance

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-5617-CE

PROJECT TITLE

2033 N. Wollam St.

COUNCIL DISTRICT

1 - Hernandez

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

2033 North Wollam Street

Map attached.

PROJECT DESCRIPTION:

The proposed project is for the 818 square foot new second story addition to an existing 954 square foot (including the porch), single-family dwelling, one (1) of two (2) existing single-family dwellings on-site. The project also includes the addition of 521 square feet of covered area, 159 square feet of uncovered balcony area, and an attached 400 square foot Accessory Dwelling Unit (under separate Administrative Review). Per the Tree Report prepared by Jerrold Turney, Ph.D., Consulting Arborist (#WE2364) on May 30, 2024, there is one (1) Street Tree, five (5) Significant Trees and no Protected Trees on-site. There are no trees proposed for removal or relocation as part of the project.

Additional page(s) attached.

NAME OF APPLICANT/OWNER:

Roel Punzalan

CONTACT PERSON (If different from Applicant/Owner above)

Eliad Dorfman

(AREA CODE) TELEPHONE NUMBER

(213)674-7650

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 15301/Class 1 and Section 15303/Class 3

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 1. Existing Facilities. Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion or former use.

Class 3. New Construction or Conversion of Small Structures. Construction and location of limited number of new, small facilities or structures

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

Andrea Magaña Withers

Andrea Magaña Withers

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Project Permit Compliance

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

CITY PLANNING COMMISSION

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-5617-CE

The Planning Department has determined that the California Environmental Quality Act (CEQA) of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15301, Class 1, and Section 15303, Class 3, under Case No. ENV-2024-5617-CE, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The project is located at 2033 North Wollam Street.

Project Description

The proposed project is for the 818 square foot new second story addition to an existing 954 square foot (including the porch), one (1) of two (2) existing single-family dwellings on-site. The project also includes the addition of 521 square feet of covered area, 159 square feet of uncovered balcony area, and an attached 400 square foot Accessory Dwelling Unit (under separate Administrative Review). The site is zoned R1-1-HCR and has a General Plan Land Use Designation of Low Residential. As a proposed existing facility and new construction or conversion of small structures project on a site zoned for Low Residential, the proposed project qualifies for the Class 1 and Class 3 Categorical Exemptions.

As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan and Mount Washington-Glassell Park Specific 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 7,500 square feet in area, or 0.17 acres. Lots adjacent to the subject site are developed with residential land uses. The site is currently developed with two (2) residential dwelling units, and surrounded by development and therefore is not, and has not value as a habitat for endangered, rare, or threatened species. 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. Therefore, the project will not have any significant impacts to traffic. 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 the Criteria for the Class 1 and Class 3.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

There are six (6) Exceptions which must be considered in order to find 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.

While the subject site is located within the Mount Washington-Glassell Park Specific Plan, East Los Angeles State Enterprise Zone, Hillside Area, Urban Agriculture Incentive Zone, Special Grading Area (BOE Basic Grid Map A-13372), Very High Fire Severity Zone and is located 1.44 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. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. 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. 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 is no active construction activity in the vicinity of Wollam Street where the subject property is located. The conditions imposed address any potential cumulative effects of various projects of the same type in the same area. Therefore, the subject project will have no cumulative impact on the City’s circulation system.

As mentioned, the project is for the 818 square foot new second story addition to an existing 954 square foot (including the porch), one (1) of two (2) existing single-family dwellings on-site. The project also includes the addition of 521 square feet of covered area, 159 square feet of uncovered balcony area, and an attached 400 square foot Accessory Dwelling Unit (under separate Administrative Review), in an area zoned and designated for such development. All adjacent lots are developed with residential land uses, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 0.45 or 3,357 square feet on a site that are permitted to have a maximum FAR of 0.45:1 or 3,375 square feet. The proposed building height is 28 feet, which is not unusual for the vicinity of the subject sites and is similar in scope to other existing low residential in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

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 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 Report prepared by Jerrold Turney, Ph.D., Consulting Arborist (#WE2364) on May 30, 2024, there are no Protected Trees and five (5) Significant Trees on site. No Protected or Significant Trees

are proposed for removal as part of the project. There is one (1) non-Protected Street tree. No Street Trees are proposed for removal. This Tree Report was stamped reviewed by the Urban Forestry Division. 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 approximately 30 miles away from Topanga State Park; therefore, the subject site will not create any impacts within a designated 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 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.