



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

Class 32 CEQA Exemption

5785 - 5799 West Corbett Street

Case Number: ENV-2024-2708-CE

Project Addresses: 5785 – 5799 West Corbett Street

Community Plan Area: West Adams – Baldwin Hills - Leimert

Council District: 11

Project Description: The subject property is comprised of one (1) lot measuring approximately 17,553 square feet when including half of the alley, approximately 144 feet along the eastern side of La Cienega Boulevard and a street frontage of approximately 105 feet along Corbett Street. The subject property is currently a vacant lot. The proposed project is for the construction, use, and maintenance of a new, seven-story, approximately 81,961 square-foot residential building with 80 dwelling units, including eleven (11) dwelling units set aside for affordable housing (or 14% of the proposed density). The eleven (11) units will be reserved is for Extremely Low Income (ELI) Households. The building will be constructed with seven residential levels with utilities located on the ground floor. The ground level will be the main level of the building which includes the a residential lobby, storage areas, bicycle parking, a trash/recycle room, four staircases, two elevators, and a few utility rooms. The project includes 66 one-bedroom units, 14 two-bedroom units, and a total of 8,200 square feet of open space for residents.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

The City of Los Angeles
Department of City Planning

APPLICANT:

Kaveh Bral
5785 Corbett St., L.P.

JUSTIFICATION FOR PROJECT EXEMPTION

CASE NO. ENV-2024-2708-CE

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, 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 for the construction, use, and maintenance of a new, eight-story, approximately 81,961 square-foot residential building with 80 dwelling units, including eleven (11) dwelling units set aside for affordable housing (or 14% of the proposed density); the eleven (11) units will be reserved is for Extremely Low Income (ELI) Households. The building will be constructed with seven (7) residential levels with utilities located on the ground floor. The ground level will be the main level of the building which includes the residential lobby, mail pickup area, a bicycle storage room, a residential unit, and a recreation room. The project includes 66 one-bedroom units, 14 two-bedroom units, and a total of 8,200 square feet of open space for residents.

As a housing development project and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The project requires the following:

- 2) Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a Housing Development Project consisting of a total of 81,961 square feet and 80 residential units, of which eleven (11) units will be set aside for Very Low Income households; and pursuant to LAMC Sections 12.22-A.25(g)(2) and 12.22-A.25(g)(3)) three (3) Off-Menu Incentives, and three (3) Waivers or Modifications of Development Standards

Implementation of the California Environmental Quality Act

Pursuant to Section 21084 of the Public Resources Code, the Secretary for the Natural Resources Agency found certain classes of projects not to have a significant effect on the environment and declared them to be categorically exempt from the requirement for the preparation of environmental documents.

The project meets the conditions for a Class 32 Exemption found in CEQA Guidelines, Section 15332 (In-Fill Development Projects), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 apply.

Conditions for a Class 32 Exemption

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.

The project is located within the West Adams – Baldwin Hills - Leimert Community Plan which designates the subject property for High Medium Residential land uses with corresponding zone of R4. The subject property is zoned R4-2D-CPIO. 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 subject site is wholly within the City of Los Angeles, on a site that is approximately 0.4 acres in size. Lots adjacent to the subject property are developed with multi-family structures and a metro rail line parking garage. The subject property is currently vacant and is surrounded by development and therefore is not, and has no value as a habitat for endangered, rare, or threatened species. 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.

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. The project would not result in any significant effects related to traffic, noise, air quality, or water quality.

- Construction and operational noise levels would not have a significant impact. Based on a review of similar projects, the project would not create significant levels of construction or operational emissions, nor toxic air contaminants. In addition, the project would not result in significant impacts to water quality.
- A Noise Technical Report dated April 2024 was prepared by DKA Planning for the proposed project which determined that the project would not result in significant noise effects.
- An Air Quality Technical Report dated April 2024, was prepared by DKA Planning for the proposed project which determined that the project would result in less than significant air quality impacts.
- A Tree Disclosure Statement was signed by the Applicant/Owner dated April 17, 2024, stating that there was zero (0) non-protected tree on the project site. No protected trees or shrubs were observed on the project site. There is one tree within the public right-of-way that will be retained. The proposed project will plant 20 24-inch box trees which is required by the LAMC and is thus in compliance.

The project site will be adequately served by all public utilities and services given that the construction of an eight-story, 81,961 square feet, residential building with 80 dwelling units will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all the Criteria for the Class 32.

Exceptions to Categorical Exemptions

There are six (6) exceptions to categorical exemptions must be considered in order to find a project exempt from CEQA: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The project is not located on or near any environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. There is not a succession of known projects of the same type and in same place as the subject project. The project would not reasonably result in a significant effect on the environment due to unusual circumstances. The project is not located near 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. 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 an active hazardous waste site. 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.