

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-2023-7759-TOC-CDO-HCA

SCH NUMBER

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

CASE NUMBER
ENV-2023-7760-CE

PROJECT TITLE
7253, 7257, 7259 N. Remmet Ave., 91303

COUNCIL DISTRICT
3 - Blumenfield

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
7253, 7257, 7259 N. Remmet Ave., 91303 (Remmet Ave. and Wyandotte St.)

Map attached.

PROJECT DESCRIPTION
Construction, use, and maintenance of a 35,735 square foot mixed-use structure including 1,375 square feet of commercial retail use, 32 residential dwelling units, 56 feet in height and five stories over basement level on an 11,255.25 square foot site composed of three contiguous lots.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Farzad Farhang/Ashkan Manzar

CONTACT PERSON (If different from Applicant/Owner above)
Armin Gharai/Tania Escobar, GA Engineering Inc.

(AREA CODE) TELEPHONE NUMBER | EXT.
818.758.0018

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:
See Attached

Additional page(s) attached

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
Laura Frazin Steele *Laura Frazin Steele*

STAFF TITLE
City Planner

ENTITLEMENTS APPROVED
Transit Oriented Communities (TOC), Tier 3, Affordable Housing Incentive Program with incentives pursuant to Chapter 1, LAMC Section 12.22 A.31 and a Downtown Canoga Park Community Design Overlay (CDO) Review pursuant to Chapter 1, LAMC Section 13.08 and Ordinance Nos. 175,549 and 175,550.

DISTRIBUTION: County Clerk, Agency Record

Rev. 1-30-2025

ENV-2023-7760-CE

ATTACHMENT "A"

Project Description

The proposed project is the construction, use, and maintenance of a 35,735 square foot mixed-use structure including 1,375 square feet of commercial retail use, 32 residential dwelling units, 56 feet in height and five stories over basement level on an 11,255.25 square foot site composed of three contiguous lots zoned [Q]C2-1VL-CDO. The applicant is proposing to provide 27 automobile parking spaces including seven spaces set aside by covenant for an abutting site (Grand Deed and Reservation of Easement No. 20220687274). The applicant is also proposing eight commercial bicycle parking spaces (two short-term and six long-term) and 33 residential bicycle parking spaces (three short-term and 30 long-term). The applicant is providing a minimum total of 3,400 square feet of open space (a total of 1,200 square feet of private balconies, 600 square foot recreation room, and 1,600 square foot roof deck) with 520 square feet of landscaping. There are seven non-protected trees on the subject site and six non-protected street trees abutting the site along Remmet Avenue and Wyandotte Street. All of the street trees and one on-site tree will be protected in place, and six on-site trees will be removed. The existing commercial parking, small storage, and playground totaling approximately 250 square feet will be demolished. The applicant is proposing approximately 3,512 cubic yards of grading including cut and export.

To achieve the proposed project, the applicant is requesting approval for a Transit Oriented Communities (TOC), Tier 3, Affordable Housing Incentive Program with incentives pursuant to Chapter 1, LAMC Section 12.22 A.31 and a Downtown Canoga Park Community Design Overlay (CDO) Review pursuant to Chapter 1, LAMC Section 13.08 and Ordinance Nos. 175,549 and 175,550.

Notice of Exemption

The City of Los Angeles determined based on the whole of the administrative record, that the TOC Affordable Housing Incentive Program and Downtown Canoga Park CDO Review entitlements are exempt from CEQA pursuant to CEQA Guidelines Section 15332 (Class 32). For both entitlements, there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. Specifically, the project was found to be exempt based on the following:

- CEQA Guidelines, Section 15332, Class 32, consists of projects characterized as in-fill development meeting the following five conditions: (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. These conditions are met as follows:

(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.

The site is composed of three contiguous lots totaling approximately 11,255.25 square feet (lot area based on a survey stamped by a licensed land surveyor). The subject site is zoned [Q]C2-1VL-CDO and designated Community Commercial under the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan. The Community Commercial land use designation is a commercial designation corresponding to the following zones: CR, C2, C4, RAS3, and RAS4. As such, the current [Q]C2-1VL-CDO Zone is consistent with the General Plan land use designation. The 35,735 square foot mixed-use commercial and residential structure is consistent with the site's C2 Commercial Zone, which permits commercial retail and residential use pursuant to Chapter 1, LAMC Section 12.14. The permanent Q Condition associated with the C2 Zone requires the project to comply with the Downtown Canoga Park CDO pursuant to Chapter 1, LAMC Section 13.08 and Ordinance Nos. 175,549 and 175,550. There are no permanent Q Conditions under the Downtown Canoga Park CDO that prohibit the site's development as a mixed-use commercial retail and residential structure. The project site also falls within the Downtown Canoga Park Streetscape Plan; however, no improvements are proposed in the public right-of-way. Therefore, the Downtown Canoga Park Streetscape Plan is not applicable to the scope of work herein. Finally, the use as proposed and conditioned under associated Case No. DIR-2023-7759-TOC-CDO-HCA conforms with the Transit Oriented Communities Affordable Housing Incentive Program pursuant to Chapter 1, LAMC Section 12.22 A.31 and the TOC Guidelines.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject site is wholly within the City of Los Angeles, on an approximately 11,255.25 square foot (0.258 acre) site, which is less than five acres, and is substantially surrounded by urban uses. The surrounding area to the north is zoned R1-1 and designated for Low Residential and Low Medium I Residential land use. These sites are improved with single-family dwellings. To the south, surrounding sites are zoned [Q]C2-1VL-CDO and designed for Community Commercial land use. These sites are improved with a one-story Boys and Girls Club and one-story single-family dwellings. To the east, sites are zoned [Q]C2-1VL-CDO and designated for Community Commercial land use. These sites are improved with one- and two-story office uses. To the west, sites are zoned [Q]C2-1VL-CDO, designated for Community Commercial land use, and improved with a two-story Community Center and Child Development Institute, two-story theater (Taxco Theater), and one- and two-story office buildings.

- (c) The project site has no value as habitat for endangered, rare or threatened species.

The project is located within an established, fully developed, residential neighborhood. The applicant submitted a Tree Disclosure Statement Form No. CP-4067 prepared by Arsen Margossian, MS, Certified Consulting Arborist. Based on a field visit conducted on August 10, 2023, no protected trees or shrubs are on the subject site. A Protected Tree Inventory Report dated August 11, 2023 was also prepared by Arsen Margossian. The Protected Tree Inventory Report identifies seven non-protected trees (Common Catalpa, Carrotwood, Orange, Bottle Tree) on the subject site and six non-protected

street trees (Crape Myrtle) abutting the site along Remmet Avenue and Wyandotte Street. All of the street trees and one on-site tree will be protected in place, and six on-site trees will be removed. The Protected Tree Inventory Report also states that there are no visible protected trees or shrubs on the abutting properties along the property lines.

Further, ZIMAS shows that the subject site is not a habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code). The subject site is not located in a Santa Monica Mountains Zone, and is not identified on ZIMAS as having potential for Biological Resources, Mountain Lions, or Monarch Butterflies.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic. The project was reviewed by the Los Angeles Department of Transportation as disclosed on the Transportation Study Assessment Form No. CP-2151.1 dated February 29, 2024. The project is expected to yield a net increase of fewer than 250 total new trips, and a VMT Analysis is not required. Further, the site location is identified on ZIMAS as a Low Vehicle Travel Area (AB 2334), within ½ mile of a major transit stop (AB 2097), and within ½ mile of a High Quality Transit Corridor. The proposed project is located in Tier 3 of a Transit Oriented Community where the development of housing is encouraged since it is located within a ½ mile radius of a major transit stop.

Noise. A Noise Technical Report dated May 2024 was prepared for the project by CAJA Environmental Services, LLC. Noise generating activities would occur during construction and would be regulated by LAMC Section 41.40. It is anticipated that construction noise levels (including construction related traffic) would not exceed the City's significant threshold of 5 dBA and would therefore have less than significant impact. Sources of on-site operational noise include mechanical equipment, auto-related parking, human conversation, trash collection, landscape maintenance, and commercial loading. Since the project would not increase surrounding noise levels by more than 5 dBA CNEL, on-site operational noise impacts would be less than significant. The majority of off-site operational noise impacts would be from vehicular travel to and from the development, which would have less than significant impact. The Noise Technical Report expects the project to be consistent with the City of Los Angeles General Plan Noise Element. Further, the project is not located within 2 miles of a private airstrip or public airport. Cumulative noise impacts are also expected to be less than significant.

Air Quality. An Air Quality Technical Report dated May 2024 was prepared for the project by CAJA Environmental Services, LLC. According to the report, the project is expected to have less than significant impact based on policies set forth in the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP), and would have less than significant impact on criteria pollutant emissions. The project is expected to have less than significant impact on sensitive receptors and

other emissions such as those leading to odors. The project is expected to have less than significant cumulative air quality impacts.

Water Quality. The project is subject to the California Green Code which requires new construction to meet stringent efficiency standards for water and the City's Low Impact Development (LID) and stormwater regulations. The applicant provided a City Planning Case Referral (No. 1289) issued by LASAN on October 26, 2023. Therefore, the project is expected to have less than significant impact relative to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project site will be adequately served by all required public utilities and services, given that the site is currently served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the neighborhood for more than 50 years. Compliance with Code requirements enforced through the Department of Building and Safety permitting process will ensure that any needed improvements are made as may be necessary to assure adequate delivery of utilities and services to the proposed project. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all projects, it can be anticipated that the proposed project will not create any impact on existing utilities and public services through the addition of a 32 unit multi-family dwelling and 1,375 square feet of commercial retail use.

CEQA SECTION 15300.2: EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS

The City has further considered whether the proposed project is subject to any of the six exceptions (listed as A-F) set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the reasons discussed as follows:

- A. **Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

Not applicable as this project relies upon a Class 32 Categorical Exemption as discussed above.

- B. **Cumulative Impacts.** *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

Based on a review of databases including the City of Los Angeles Department of City Planning ZIMAS for nearby case approvals (<http://zimas.lacity.org/>), the Los Angeles

Department of Building and Safety (LADBS) for recently issued permits, and Navigate LA for other entitlements requested on property in the surrounding area, there are not a significant number of similar active projects in the vicinity, and as such, the cumulative impact of successive projects of the same type in the same place, over time, would not be significant.

- C. **Unusual Circumstances.** *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

A 35,735 square foot mixed-use development including 1,375 square feet of commercial retail use, 32 residential dwelling units, 56 feet in height and five stories over a basement level on an 11,255.25 square foot infill development presents no unusual circumstances. The surrounding area is developed with multi- and single family residential uses and commercial uses. The proposed base incentives and additional incentives (increase in allowable number of units, FAR, height; decrease in required yard setbacks and open space) are reviewed by the decision-maker to determine compliance with Tier 3 Transit Oriented Communities regulations and guidelines.

The subject site is located in an Urban Agriculture Incentive Zone, however, no agricultural use is proposed herein. As identified on ZIMAS, the subject site is within 500 feet of a park zone (Canoga Park Senior Citizen Center). The proposed addition of 32 residential dwelling units and 1,375 square feet of commercial retail use would not have a significant effect on the nearby Senior Citizen Center.

As shown on ZIMAS records, the project site is located within a Liquefaction area. The site has been reviewed by LADBS Grading, and LADBS issued a Soils Report Approval Letter Log # 127476-04 dated January 10, 2025. The conditions in that report as well as references to Soils Report Review Letters (dated June 18, 2024 and October 4, 2023 and Soils Engineering Investigations conducted by Bay City Geology) are by reference included herein. Any required conditions contained in the LADBS Soils Report Approval Letter, Review Letters, and Soils Engineering Investigations are by reference incorporated herein.

Further, ZIMAS does not identify the project site as being within a Hillside area, Airport Hazard Area, Coastal Zone, Farmland area, Very High Fire Hazard Severity Zone, Flood Zone, Watercourse, Methane Hazard Site, High Wind Velocity Area, or BOE Special Grading Area. There are no known oil wells on site. The site is not within the Santa Monica Mountains Zone, or an area of Biological Resource Potential, Mountain Lion Potential, or Monarch Butterfly Potential. The subject site is approximately 11.9 km from the nearest fault (Santa Susana), and is not in an Alquist-Priolo Fault Zone. The project site is not in an area of Landslide, Preliminary Fault Rupture Study, or Tsunami Hazard.

Therefore, there is no reasonable possibility that the project will have a significant effect due to unusual circumstances.

- D. **State Scenic Highway.** *This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

Based on a review of the California Scenic Highway Mapping System ([California State Scenic Highways | Caltrans](#)), the subject site is not located along a State Scenic Highway, and there are no designated State Scenic Highways located near the project site. Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- E. **Hazardous Waste.** *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on or proximate to the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Further, the project site is not identified on the California GeoTracker database (<https://geotracker.waterboards.ca.gov/>) which is the State Water Board data management system for sites that impact or have the potential to impact water quality with emphasis on groundwater. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

- F. **Historical Resource.** *Projects that may cause a substantial adverse change in the significance of a historical resource.*

The project site has not been identified as an 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, or the Los Angeles Historic-Cultural Monuments Register, and/or any local register according to the City's HistoricPlacesLA website.

The structure on the abutting site to the west at 7260 Owensmouth Avenue is the former Canoga Park Branch Library, and this structure is identified in HistoricPlacesLA as a designated Historic-Cultural Monument. The Clara Rooksby Residence, which abuts the project site to the northeast at 7302 N. Remmet Avenue, is identified in HistoricPlacesLA and SurveyLA as eligible for historic designation. To the south of the project site, the Telephone Exchange Building at 7222 N. Remmet Avenue is identified in SurveyLA as a structure that appears to be eligible for historic designation. The project will have no impact on any of these resources. Finally, SurveyLA identifies an area to the south of the subject site as the Owensmouth Commercial Planning District. The project is not located within the Owensmouth Commercial Planning District and will have no impact on the area.

Therefore, the project will not cause a substantial adverse change in the significance of a historical resource.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15332 and none of the applicable exceptions to the use of the exemption under Section 15300.2 apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.