

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 5
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PROJECT TITLE <input type="checkbox"/> DIR-2013-2966-DRB-SPP-SPPA; TT-72087-CN	LOG REFERENCE ENV-2012-2986-CE
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PROJECT LOCATION
 10390-10392 W Ashton Avenue and 1234 S Beverly Glen Boulevard

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
 Demolition of an existing 1-story detached garage, for the construction of a 1-story garage and 1 new dwelling unit over it (2-stories total); and a 55 sq ft addition connecting an existing 2-story, 3-unit apartment home to the proposed structure.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON <input type="checkbox"/> Robert Manhanian	AREA CODE <input type="checkbox"/> 310	TELEPHONE NUMBER <input type="checkbox"/> 486-8438	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
9 MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
9 DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
9 EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
Y CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1
Class <u>32</u> Category _____ (City CEQA Guidelines)		
9 OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.	

JUSTIFICATION FOR PROJECT EXEMPTION: In-fill development meeting the conditions described in this section. (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. (e) The site can be adequately served by all required utilities and public services.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE <i>Robert Manhanian</i>	TITLE City Planning Assistant	DATE 4-6-17
FEE: \$81	RECEIPT NO. 33699	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

Ω _____
NAME (PRINTED)

Ω _____
SIGNATURE

Ω _____
DATE

CLASS 32 CE CLASSIFICATION

PROJECT DESCRIPTION:

The proposed project involves the demolition of a detached one-story garage, for the construction of one new dwelling unit over a new garage located to the rear of an existing three-unit, two-story apartment home, and a minor addition of approximately 55 square feet to the south portion of the existing apartment home which, will connect the apartment home to the new structure.

ENV PROJECT DESCRIPTION:

The proposed project involves the demolition of a detached one-story garage, for the construction of one new dwelling unit over a new garage located to the rear of an existing three-unit, two-story apartment home, totaling to four dwelling units. The new garage will replace the existing garage and will be two-stories (one-story dwelling unit over one-story garage) at 27.5 feet, matching the height of the existing apartment home. The new dwelling unit will house three-bedrooms. Six automobile parking spaces and four bicycle parking spaces will be housed within the new garage. Common open space is provided within the front yard and beyond the required yards. The project also includes a minor addition of approximately 55 square feet to the south portion of the existing apartment home which will connect the apartment home to the new structure. Approximately 15 cubic yards of dirt will be exported. No importing of dirt is proposed.

The project request also includes a Project Permit Specific Plan Adjustment to allow a garage height of 9 feet in lieu of the maximum allowable garage height of 7 feet per Section 6.D of the Westwood Community Multi-Family Specific Plan. The subject site is rectangular, approximately 8,694.5 square feet, and zoned [Q]RD1.5-1XL.

The project is listed as a non-contributor within the Devon-Ashton Apartment Historic District.

The requested entitlements include: 1) Specific Plan Project Permit Compliance; 2) Design Review; 3) Specific Plan Project Permit Adjustment; and 4) Tentative Tract Map.

As described in detail above, the project is limited to the rear of the site, away from public view and is located in a highly urbanized area. The project is characterized as in-fill development. The project qualifies for the Class 32 Categorical Exemption, as well as a Categorical Exemption per Class 3, Category 2, and Class 31.

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 meets all of the Criteria for the Class 32. As shown in the case file, the project is consistent with the applicable Westwood Community Plan designation and policies, the Westwood Multifamily Residential Specific Plan, the Westwood Community Design Review Board Specific Plan, and all applicable zoning designations and regulations. The site is zoned [Q]RD1.5-1XL and has a General Plan Land Use Designation of Low Medium II Residential. The development consists of the demolition of a detached one-story garage, for the construction of one new dwelling unit over a new garage located to the rear of an existing three-unit, two-story apartment home, totaling to four dwelling units on an approximately 8,694 square feet lot. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.2 acres. Lots adjacent to the subject site are developed with the following urban uses: two-story apartment homes to the east and south; 16-story high-rise condominium building and a two-story apartment home to the north; and a synagogue and two- and three-story residential buildings to the west and northwest.

The site is not, and has no value as, a habitat for endangered, rare or threatened species. The site is previously disturbed and surrounded by development. All existing trees on site will be maintained. As mentioned, 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 is beneath the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. The project will not result in significant impacts related to air quality because it falls below interim air threshold established by DCP staff. 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. The project site will be adequately served by all public utilities and services given that the construction of a detached two-story structure consisting of a dwelling unit above a garage and a minor addition of approximately 55 square feet will be on a site which has been previously developed and is consistent with the general plan. Therefore, based on the facts herein, it can be found that the project meets the qualifications of the Class 32 Exemption.

In addition to meeting the Class 32 Categorical Exemptions, the project qualifies for six (6) Exceptions which must be considered in order to find a project exempt under Class 3, Category 2: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Sites Scenic Highways; (e) Hazardous Waste; and (f) Historical Resources.

While the subject site is located within a Methane Zone and Special Grading Area (BOE Basic Grid Map A-13372), specific Regulatory Compliance Measures 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 air quality, cultural resources, geology and soils, hazards and hazardous materials, noise, public services, transportation and traffic, and public utilities and service systems. 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. Thus, the location of the project will not result in a significant impact based on its location.

There are no unusual circumstances which may lead to a significant effect on the environment. There are no state designated scenic highways in the City of Los Angeles, and therefore the subject site is not designated as a state scenic highway, nor are there any designated state scenic highways located near the project site. 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.

Additionally, there is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes demolition of a detached one-story garage, for the construction of one new dwelling unit over a new garage located to the rear of an existing two-story, three-unit apartment home, and the minor addition of approximately 55 square feet to the south portion of the existing apartment home which will connect the apartment home to the new structure. The project is in an area zoned and designated for such development and is consistent with the surrounding two-story apartment homes to the north, south, east, and west.

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. However, SurveyLA did identify the site as a non-contributor in the Devon-Ashton Apartment Historic District. The Devon-Ashton Apartment Historic District is characterized by one- or two-story apartment homes containing between two and eight units each. These homes were designed in the American Colonial Revival, Mid-Century Modern, and Minimal Traditional styles dating from the 1930's to 1940's. The existing apartment home on-site was constructed in 1940 and was designed with an architectural style of Minimal Traditional. As it applies to the site, the existing two-story apartment home will be retained and the project will be limited to the rear (east), not visible from public right-of-way. The new two-story structure will match the architectural style, color, material, and height of the existing apartment home. The project's design, massing, size, and scale are compatible with the existing structure on site and the adjacent and surrounding properties within the District. Thus, the project is similar in scope to other existing apartment homes in the surrounding area and the Historic District.

According to a historic assessment, prepared by Historic Resources Group and dated August 26, 2016, the project will "not constitute a substantial adverse change in the significance of a historic district as defined by CEQA." The project plans were also reviewed by the LA Office of Historic Resources, who found the project to be consistent with the surrounding properties and without any substantial adverse impact on the site and/or to the Historic District, and that it will comply with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The project was then reviewed by the Westwood Design Review (DRB), which recommended conditional approval on September 21, 2016. 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.