

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2016-4316-DB-1A	ENV-2016-4317-CE	4 - RYU
PROJECT ADDRESS:		
5570 West Melrose Avenue; 647 North Beachwood Drive		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Crescent Capital Partners 8690 National Boulevard Culver City, CA 90232 <input type="checkbox"/> New/Changed		
APPLICANT'S REPRESENTATIVE	-TELEPHONE NUMBER:	EMAIL ADDRESS:
Dana Sayles, three6ixty 4309 Overland Avenue Culver City, CA 90230		dana@three6ixty.net
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Dan Wells & Pharlapp Enterprises, LLC; 5546 Melrose, LLC & Woodrow Jackson; Tracey Clarke		
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Beth Dorris 3226 Mandeville Canyon Road Los Angeles, CA 90049	310-476-4761	beth.dorris@aol.com
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Lillian Rubio	213-978-1840	lillian.rubio@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

Density Bonus

ATTACHMENTS:

**REVISE-
D:**

ENVIRONMENTAL CLEARANCE:

REVISED:

- Letter of Determination
- Findings of Fact
- Staff Recommendation Report
- Conditions of Approval
- Ordinance
- Zone Change Map
- GPA Resolution
- Land Use Map
- Exhibit A - Site Plan
- Mailing List
- Land Use
- Other _____

-
-
-
-
-
-
-
-
-
-
-
-
-
-

- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Mitigation Monitoring Program
- Other _____

-
-
-
-
-
-

NOTES / INSTRUCTION(S):

FISCAL IMPACT STATEMENT:

Yes

No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
April 20, 2017	7 - 0
LAST DAY TO APPEAL:	APPEALED:
June 7, 2017	Yes
TRANSMITTED BY:	TRANSMITTAL DATE:
James K. Williams	June 9, 2017



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: MAY 23 2017

Case No.: CPC-2016-4316-DB
CEQA: ENV2016-4317-CE
Plan Area: Wilshire

Council District: 4 – Ryu

Project Site: 5570 West Melrose Avenue;
647 North Beachwood Drive

Applicant: Crescent Capital Partners
Representative: Dana Sayles, three6ixty

At its meeting of **April 20, 2017**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Construction, use, and maintenance of a new two to five-story, approximately 43,078 square-foot mixed-use building consisting of 52 residential dwelling units and approximately 5,500 square-feet of commercial area. The project will set aside five (5) units for Very Low Income Households. The building will have an approximate height of 56-feet and five-stories of residential dwelling units above ground floor commercial. Parking will be provided at grade level and within one subterranean level of parking and will provide 76 automobile parking spaces (24 commercial, and 52 residential) and a total of 64 bicycle parking spaces.

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, and City CEQA Guidelines, Article III, Section I, Class 32, and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved** a 35% Density Bonus (with a set aside of 11 % of the base density, five (5) units, for Very Low Income Households); and two (2) On-Menu Incentives and one Off-Menu Waiver as follows:
 - a. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25(f)(4)(i), an On-Menu Incentive to increase the Floor Area Ratio (FAR) to 2.02:1 in the C2-1VL Zone and 4.05:1 in the R3-1 Zone in lieu of the otherwise permitted 1.5:1 and 3:1 FAR respectively pursuant to LAMC Section 12.21.1-A;
 - b. Pursuant to LAMC Section 12.22-A,25(f)(8), an On-Menu Incentive to permit the averaging of floor area ratio, density, parking, open space, and access from the C2-1VL Zone to the R3-1 Zone;
 - c. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Waiver to permit a maximum of five (5) stories and 56-feet in lieu of the otherwise permitted three (3) stories and 45-feet pursuant to Municipal Code Section 12.21.1-A.1;
3. **Adopted** the attached Conditions of Approval as modified by the Commission; and
4. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Dake Wilson
 Seconded: Katz
 Ayes: Ambroz, Choe, Mack, Padilla-Campos, Perlman
 Absent: Millman, Mitchell

Vote: 7 - 0



James K. Williams, Commission Executive Assistant II
 Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: *The decision of the Los Angeles City Planning Commission is final and not appealable as it relates to the Off-Menu Density Bonus.* The decision of the Los Angeles City Planning Commission regarding any *On-Menu Density Bonus* is further appealable to the Los Angeles City Council within 15 days after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 N. Figueroa Street, Fourth Floor, Los Angeles; or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or at 1828 Sawtelle, West Los Angeles.

FINAL APPEAL DATE: JUN 07 2017

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, Findings

c: May Sirinopwongsagon, City Planner
 Lillian Rubio, City Planning Associate

CONDITIONS OF APPROVAL

As modified by the City Planning Commission on April 20, 2017

Approval of this subject development project is made with the following Terms and Conditions imposed, in order to ensure compliance with allocable requirements of Los Angeles Municipal Code Section 12.22-A,25 and State Government Code Section 65915 (State Density Bonus Program).

Density Bonus Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Commercial Uses.** The total commercial floor area shall not exceed 5,500 square feet within the C2-1VL Zone.
3. **Residential Density.** The project shall be limited to a maximum density of 52 residential units including Density Bonus Units.
4. **Affordable Units.**
 - a. A minimum of five (5) units shall be reserved as affordable units for Very Low Income Households, as defined by the State Density Bonus Law 65915(C)(2).
 - b. Changes in Restricted Units. Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with L.A.M.C. Section 12.22-A,25.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make five (5) units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file and to the Council Office and Neighborhood Council. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
6. **Floor Area Ratio (FAR).** The project shall be limited to a maximum FAR of 2.02 times the Buildable Area of the lot for the C2-1VL Zone and a maximum FAR of 4.05 times the Buildable Area of the lot for the R3-1 Zone.
7. **Averaging.** The project may average the FAR, density, open space, parking, and vehicular access between the C2-1VL and R3-1 Zones.
8. **Height.**
 - a. The portion of the building located within the C2-1VL Zone and within a 50-foot radius of the R1-1 Zone, as shown on Exhibit A, shall be limited to a maximum height of 25 feet.

- b. The project shall be limited to a maximum height of 56 feet and five (5) stories.
9. **Open Space.** The project shall provide open space in accordance with LAMC Section 12.21-G. Planting of required trees within the public right-of-way shall obtain approval from the Urban Forestry Division prior to obtaining approval from the Department of City Planning.
 10. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
 11. **Glare.** The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
 12. **Solar-ready Buildings.**
 - a. The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
 - b. A minimum of fifteen (15%) percent of the rooftop, as shown on Exhibit A, shall be reserved for the installation of solar panels. The solar panels shall be installed prior to the issuance of a certificate of occupancy.
 13. **Mechanical Equipment.** All exterior mechanical equipment, including HVAC equipment, satellite dishes, cellular antennas and air conditioners, shall not be visible from public rights-of-way or adjacent residences or placed in window or door openings.
 14. **Signage.** On-site signs shall be limited to the maximum allowable under the Municipal Code. The location, type, and size of signage are not part of this approval.
 15. **Art Mural/Public Art Piece.** Art mural(s) and/or public art piece(s) shall be in compliance with all applicable City regulations, pursuant to Section 22.119 of the Los Angeles Administrative Code and including approval from the Department of Cultural Affairs.
 16. **Trees.**
 - a. New trees shall be planted on Melrose Avenue, subject to the review and approval of Urban Forestry. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size and type of all new trees.
 - b. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.
 17. **Trash/Recycling.** Trash and recycling bins shall be located within the building or a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building and screened with landscaping, so as not to be viewed from public right-of way or adjacent residences.
 18. **Construction.** The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. On-site power generators shall either be plug-in electric or solar powered.

19. Automobile Parking.

- a. Vehicle parking may be provided consistent with AB 744, which permits a minimum of 0.5 parking spaces per bedroom, provided that a minimum of 11 percent of the base dwelling units is set aside for Very Low Income households; otherwise, parking shall be provided consistent with LAMC Section 12.22-A,25(d).
- b. Commercial automobile parking shall be provided consistent with LAMC Section 12.21-A,4.
- c. Adjustment of Parking. In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth pursuant to L.A.M.C. Section 12.22-A,25.
- d. A minimum of twenty (20%) percent of the total provided parking spaces shall be capable of supporting future electric vehicle supply equipment (EVSE). EVSE, infrastructure, and all devices related to EV charging shall be installed in accordance with California Electrical Code and to the satisfaction of the Department of Building and Safety.
- e. A minimum of four (4) automobile parking spaces shall be installed with EV Charging Stations.

20. Bicycle Parking. Residential and commercial bicycle parking shall be provided consistent with LAMC Section 12.21-A,16.

Administrative Conditions:

- 21. Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
- 22. Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
- 23. Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
- 24. Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.

25. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
26. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
27. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

28. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend,

indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

A. Density Bonus/Affordable Housing Incentives Compliance Findings

Pursuant to LAMC Section 12.22 A.25 (e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:

- a. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.*

The proposed mixed-use building consists of two street frontages, the north elevation which faces Melrose Avenue and the east elevation which faces Beachwood Drive. As shown in Exhibit A, the building provides breaks in the plane along both the northern and eastern elevations. The southern elevation provides breaks to accommodate balconies and additional articulation. The western elevation provides breaks to accommodate open space. As indicated in the exhibit, the elevations will include alternating materials. The ground level transparency façade creates a pedestrian-scaled project at the street level. The building is designed with individual unit balconies and building façade cutouts, which provide substantial breaks in the building wall. The use of “solids and voids” in the architectural expression also helps to create visual interest within the Project distinct from a typical apartment building. The street level of the building is also designed in a pedestrian scale, with glass door and windows leading to the lobby and vertical circulation.

- b. *All buildings must be oriented to the street by providing entrances, windows architectural features and/or balconies on the front and along any street facing elevation.*

As previously described, the project site has frontage along Melrose Avenue and Beachwood Drive. The frontage along Melrose Avenue provides glass store frontages for the 5,500 square feet of commercial space. The frontage along Beachwood Drive includes the continuation of the glass store frontage, as well as the main entrance for the residential dwelling units.

- c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).*

The proposed project is not located within a designated Historic Preservation Overlay Zone, nor does it involve a property that is designated as a City Historic-Cultural Monument.

- d. *The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.*

The project site is located at the southwest corner of Melrose Avenue, a designated Avenue II, and Beachwood Drive, a designated Local Street – Standard. Melrose Avenue is dedicated to a width of 80 feet. Beachwood Drive is dedicated to a width of 60 feet. The project is not located in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone.

Pursuant to Section 12.22 A.25(g) of the LAMC, the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds that:

1. The incentives are not required to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The list of on-menu incentives in 12.22-A.25 were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the density bonus on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

The requested off-menu incentives, which are a request for an increase in the number of stories and an increase in height are not expressed in the Menu of Incentives per LAMC 12.22-A,25(f) and, as such, are subject to LAMC 12.22-A,25(g)(3).

The requested on- and off-menu incentives allow the developer to expand the building envelope so the additional five (5) Restricted Affordable units can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside seven units for Very Low Income households for a period of 55 years.

Requested On-Menu Incentive

Floor Area Ratio: The proposed project requests an increase in the Floor Area Ratio (FAR) from 1.5:1 to 2.02:1 for the portion of the site which is zoned C2-1VL and 3:1 to 4.05:1 for the portion of the site that is zoned R3-1. The permitted 1.5:1 and 3:1 FAR would restrict the building envelope and limit the ability to construct the residential units permitted by right in conjunction with the commercial square footage. The increase in FAR allows for an FAR average of 2.57:1 over the entire site which is below the permitted FAR for adjacent properties which are zoned for multi-family development and are permitted a maximum 3:1 FAR. The additional FAR would allow for the construction of units which are sufficient in size and developed throughout the entirety of the site.

Averaging of Floor Area Ratio, Density, Open Space, Parking, and Vehicular Access: The project site is comprised of three parcels which are zoned C2-1VL and one parcel that is zoned R3-1, with the R3 Zone as the more restrictive zone. As proposed, the project would develop the four parcels with one building, which would unify the site. However, the Zoning Code would require that the building not exceed the maximum permitted FAR and density in each of the zones. This would result in either reduced units or a larger building envelope within

either portion of the site. Averaging the FAR and density between the zones would allow for the dwelling units to be of a sufficient size and the development of the Restricted Affordable Units within the proposed building envelope. Additionally the Zoning Code restricts the ability to provide the required open space and accessory uses (parking) within a more restrictive zone. The averaging of open space, parking, and vehicular access between the two zones would allow for a practical design which best utilizes the site and provides easy access to the open space and parking for the proposed building.

Requested Off-Menu Incentive

Height and Story Limit: Height District 1-VL and 1 restricts the height of buildings in the C2 and R3 Zone to a maximum of 45 feet. Additionally, mixed-use buildings within the C2 Zone are limited to three stories, where buildings which are 100 percent residential are not limited in the number of stories. The limitation on the number of stories for mixed-use buildings could limit the ability to construct the residential dwelling units permitted by-right and the Restricted Affordable Units which are of a sufficient size. The building as proposed would have a maximum height of 56 feet and would have a total of five-stories. As proposed, the additional 11 feet and 2-stories would allow for the construction of 11 additional units within the C2 Zone and 3 units within the portion of the site zoned R3.

- 2. The Incentive will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

There is no evidence that the proposed incentives will have a specific adverse impact. A “specific adverse impact” is defined as, “a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” (LAMC Section 12.22-A.25(b)). The proposed Project and potential impacts were analyzed in accordance with the City’s Environmental Quality Act (CEQA) Guidelines and the City’s L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed Project reach or exceed those thresholds. Analysis of the proposed Project determined that the proposed Project is categorically exempt per Article III, Section I, Class 32, as further discussed in Finding 3. Further there is no historic resource on this site or adjacent sites. Therefore, there is no substantial evidence that the proposed Project will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources.

Environmental Findings

- 3. Environmental Finding.** The Department of City Planning determined that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

On March 15, 2017, the Department of City Planning issued ENV-2016-4317-CE and found that the Project qualifies as an in-fill development under the Class 32 exemption as it meets the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with 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.

The Environmental Narrative and supplemental technical studies can be found attached to and in the case file for ENV-2016-4317-CE.