

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 <b>City of Los Angeles Department of City Planning</b>	COUNCIL DISTRICT 12
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PROJECT TITLE APCNV-2016-1202-ZC-BL	LOG REFERENCE ENV-2016-1203-CE
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PROJECT LOCATION  
9814 North White Oak Avenue

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
Zone Change from RA-1 to RD3-1 consistent with Community Plan, Vested Tentative Tract (Small Lot Subdivision) to create 7 lots and construct 7 new single-family dwellings, and Building Line Removal.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:  
Dung Vuong, 9814 White Oak LLC

CONTACT PERSON Jody Wood, JW Expedite	AREA CODE (818) 337-9781	TELEPHONE NUMBER	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 32 (State CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.

JUSTIFICATION FOR PROJECT EXEMPTION: As a project which is characterized as an infill development, the project qualifies for a Categorical Exemption under State CEQA Guidelines, ("CEQA Guidelines") Article 19, Section 15332 (In-Fill Development Projects).

The proposed project includes the request of a zone change from zone RA-1 to RD3-1, consistent with the Community Plan, the removal of a 75-foot building line established by Ordinance No. 102,141, a new Small Lot Subdivision, the demolition of an existing single-family home, and the construction of 7 new single-family dwellings. It includes the removal of 10 non-protected trees, 8 of which are significant trees (trunk greater than 8 inches in diameter) as indicated in the application and the Tree Report prepared on January 28, 2016. There will be no export or import of soil. The single-family dwellings are proposed to be two-stories, have a maximum height of 28 feet, and have an enclosed 2-car garage each. Two additional guest parking spaces are proposed to be provided on site.

There are five (5) exceptions to this Exemption which the City is required to consider before finding a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

a) Cumulative Impacts

According to ZIMAS, there is not a current succession of known projects of the same type within a 500-foot radius from the subject property. All previously approved subdivisions within a 500-foot radius have been built. While there are active building permits in the vicinity of the subject site, there is not a current succession of known projects of the same type and in the same place as the subject project.

b) Significant Effect

The proposed project consists of the demolition of an existing single-family house and the construction of 7 single-family dwellings in a Small Lot configuration. The project does not exceed the Department of Transportation traffic thresholds, will not have any significant impacts to traffic, and does not require a traffic study. 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 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 reduce any potential impacts on noise and water to less than significant. The property is surrounded by single-family homes and multi-family buildings. The number of units of the proposed project at seven (7), is not unusual for the vicinity of the subject site, and is similar in scope to other existing multi-family developments in the area. According to Zimas, the subject property is not located in a Hillside Area, a Very High Fire Hazard Severity Zone, a Flood Zone, a Watercourse, a Methane Hazard Site, a High Wind Velocity Area, an Alquist-Priolo Fault Zone, a Preliminary Fault Rupture Study Area, a Tsunami Inundation Zone, or an area prone to Landslides or Liquefaction. The subject property is located in an Airport Hazard with a 300 and 350-foot height limit above elevation 790; however, the project will have a maximum height of 28 feet. While the subject site is located within a Special Grading area, specific 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. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

c) Scenic Highways

Based on a review of the California Scenic Highway Mapping System ([http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/)), subject site is not located along a State Scenic Highway, nor are there any 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. Therefore, this exception to the categorical exemptions does not apply.

d) Hazardous Waste Sites

According to Envirostor, the State of California's database of Hazardous Waste Sites, and Geotracker, the State Water Resources Control Board database of regulated facilities, neither the subject site, nor any site within 500 feet from the subject site, is identified as a hazardous waste site. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

e) Historical Resources

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. In addition, the site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. 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.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions described in this section. The five (5) conditions which the project must meet in order to qualify for the Class 32 Categorical Exemption are 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; (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.

- a) The site currently is developed with a single-family dwelling. The site is zoned RA-1 and has a General Plan Land Use Designation of Low Medium I Residential. As a new seven (7) single-family dwelling Small Lot Subdivision, the project is conformance with the General Plan and Zoning designation.
- b) The subject site is wholly within the City of Los Angeles, on site that is approximately 0.57 acres. Lots adjacent to the subject site are developed with multi- and single-family dwellings.
- c) The site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. Ten (10) unprotected trees are proposed to be removed from the subject site. 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 reduce any potential impacts on noise and water to less than significant.
- d) At seven (7) single-family dwellings, the project is under the designated City thresholds that would trigger a traffic or Air Quality Study. The project will be subject to standard regulatory compliance measures for drainage and does not involve any special noise generators. Impacts to traffic, air quality, noise, and water quality from the proposed project are anticipated to be less than significant.
- e) The project site will be adequately served by all public utilities and services given that the construction of seven (7) new single-family dwellings will be on a site which has been previously developed with a single-family dwelling.

Therefore, it can be found that the project meets the qualifications of the Class 32 Exemption.

SIGNATURE <i>Ana Vidal</i>		TITLE <i>Planning Assistant</i>		DATE <i>06/26/2017</i>
FEE: \$2,361	RECEIPT NO. 0202308212	REC'D. BY Ana Vidal	DATE 04/07/2016	

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

IF FILED BY THE APPLICANT:

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 NAME (PRINTED)

\_\_\_\_\_  
 SIGNATURE

\_\_\_\_\_  
 DATE