

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 360  
LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION**

CITY CLERK'S USE

(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-2016-565-ZC-BL	LOG REFERENCE ENV-2016-564-CE
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PROJECT LOCATION 8730 North Etiwanda Avenue
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DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: Zone change from R1-1 to R3-1 consistent with Community Plan, and a Building Line removal.
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NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: George Kwiter, G&Y General Contractors, Inc.
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CONTACT PERSON Robert B. Lamishaw c/o JPL Zoning Services	AREA CODE (818) 781-0016	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 <u>32</u> (State CEQA Guidelines)			
<input type="checkbox"/> 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 R1-1 to R3-1, consistent with the Community Plan, the removal of a 15-foot building line established by Ordinance No. 129,661, the demolition of an existing single-family home, and the construction of a new 8-unit apartment building. It includes the removal of 5 non-protected trees, as indicated in the application and the Tree Report prepared on February 27, 2017, and there will be an export of 1,800 cubic yards of soil. The project will have a maximum building height of 35 feet, will be three stories, will consist of four one-bedroom units and four two-bedroom units, and will provide a total of 15 parking spaces (14 required parking spaces and one guest parking) in a semi-subterranean parking garage.



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 only one property located at 8750-8752 North Darby Avenue, one block to the west and approximately 270 feet from the subject property, with an active entitlement approved to add four dwelling units to an existing residence (Case No. APCNV-2007-2506-ZC). This entitlement was approved on February 12, 2018 and was provided an extension which will expire on February 12, 2018. However, on August 27, 2015, a permit to construct a secondary 1,200 square-foot dwelling unit and a carport was approved by the Department of Building and Safety (permit # 14010-20000-03017) at 8750-8752 North Darby Avenue. Although Zimas has not yet been updated, the building footprint as seen in Google earth shows a second housing unit has been built on the eastern portion of the property. Nevertheless, the combined number of approved residential dwellings by the proposed project and the active entitlement is well below (less than 33 percent) the Department of Transportation's significance threshold, meaning there will not be a significant effect on traffic. There are no additional projects of the same type and 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 an 8-unit apartment building. The project is well below the Department of Transportation traffic thresholds (below 22 percent), 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 eight (8), 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 property is not located in Hillside Area, a Very High Fire Hazard Severity Zone, a Flood Zone, a Watercourse, a Methane Hazard Site, a High Wind Velocity Area, a Special Grading Area, an Alquist-Priolo Fault Zone, a Preliminary Fault Rupture Study Area, Liquefaction area, a Landslide area, or a Tsunami Inundation Zone. The property is located in a Los Angeles State Enterprise Zone and an Airport Hazard area with a 200-foot Height Limit Above Elevation 790, however, the maximum height of the project will be 35 feet. 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. According to the City of Los Angeles 2035 Mobility Plan, the subject site is not designated as a scenic highway, nor are there any designated scenic highways located near the project site. 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, neither the subject site, nor any site within 500 feet from the subject site, is identified as a hazardous waste site. According to Geotracker, the State Water Resources Control Board database of regulated facilities, the subject sites is not identified as a hazardous waste site. However, there was a property within 500 feet from the subject site, located at 8714-8716 Darby Street which had been identified by Los Angeles Regional Water Resources Control Board to be contaminated as a result of illegal disposal of hazardous waste in the 1980's. Due to the proximity of the site and following recommendation from the Los Angeles Regional Water Resources Control Board, the applicant was requested to provide a Limited Phase 2 Subsurface Investigation in order to determine if any of the identified contaminants at the property mentioned above were present on the subject property. The study was conducted by GeoForward Incorporated and was submitted on April 14, 2017. The study concluded that all contaminant levels found were below residential and commercial California Human Health Screening Levels (CHHSLs) and recommended no further investigation at the subject 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 R1-1 and has a General Plan Land Use Designation of Medium Residential. As a new eight (8)-unit apartment building, 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 0.2 acres. Lots adjacent to the subject site are developed with multi-family, single-family, and commercial dwellings.
- c) The site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. Five (5) 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) As an eight (8)-unit apartment building, 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 an (8)-unit apartment building 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 		TITLE Planning Assistant		DATE 08/03/2017
FEE: \$ 2,280.00	RECEIPT NO. 0201295584	REC'D. BY Dennis Chew	DATE 02/22/2016	

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

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE