

NR-2017-2401

COUNTY CLERK'S USE

CITY 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
 (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 13
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PROJECT TITLE Ω 1118 N. Heliotrope Dr.	LOG REFERENCE ENV-2017-2482-CE
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PROJECT LOCATION
 Ω 1118 N. Heliotrope Dr.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
 Ω Demo an existing single family dwelling to construction two three story duplexes.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
 Ω RDCS Inc.

CONTACT PERSON Ω Lucio Rivera	AREA CODE Ω (323)	TELEPHONE NUMBER Ω 246-4815	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>3</u> Category <u>2</u> (City CEQA Guidelines)		
9 OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)	

JUSTIFICATION FOR PROJECT EXEMPTION: Apartments, duplexes, and similar structures, designed for not more than four dwelling units or not in conjunction with the building of two or more such structures. In urbanized areas, the exemption applies to single apartments, duplexes, and similar structures designed for not more than six dwelling units or not constructed in conjunction with the building of two or more such units. See Letter of determination for more information.

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 	TITLE Planning Assistant	DATE 10/17/17
FEE: \$81.00	RECEIPT NO. 0103752309	REC'D. BY Jesse Ramos
		DATE 6/21/2017

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

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

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RENEE DAKE WILSON
VICE-PRESIDENT

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ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

**City of Los Angeles
CALIFORNIA**



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<http://planning.lacity.org>

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2017-2482-CE

On October 12th, 2017, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorical Exempt under Article III, Section 1, Class 3, Category 2 (multi-family residential structure with no more than four units) Case No. ENV-2017-2481-CE.

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 15303 and 15332: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

While the subject site is located within an Active Fault Near-Source Zone, specific Regulatory Compliance Measures (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. Regulatory Compliance Measures (RCMs) include conforming to seismic standards and complying with the Southern California Air Quality Management District provisions. 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. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Thus, the location of the project will not result in a significant impact based on its location.

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 the demolition of an existing one-story, 1,969 square foot, single-family dwelling and the construction two (2), three-story duplexes in an area zoned and designated for such development. All nearby lots are developed with one and two story single family homes, and the subject site is of a similar size to nearby properties. The project proposes a Floor Area Ratio (FAR) of 0.84 on a site that is permitted to have a maximum FAR of 3.0. The project size is not unusual for the vicinity of the subject site, and is similar in scope to other existing Low Medium II Residential uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. According to Appendix B of the City of Los Angeles Mobility Plan, the subject site is not designated as a scenic highway, nor are there any designated scenic highways located near the project site. 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. Furthermore, 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, nor has the site been found to be a potential historic

resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource.