

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 <b>City of Los Angeles Department of City Planning</b>	COUNCIL DISTRICT 11
--	------------------------

PROJECT TITLE DIR-2015-3504-CDP-SPP-MEL, DIR-2015-3506-CDP-SPP-MEL, DIR-2015-3507-CDP-SPP-MEL	LOG REFERENCE ENV-2015-3505-CE
--	-----------------------------------

PROJECT LOCATION  
925 and 927 West Marco Place, Los Angeles, CA 92091

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
See Attached

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:  
Shula Harel, 1030 Hilts Avenue, Los Angeles, CA 90024

CONTACT PERSON Juliet Oh, City Planner Dept. of City Planning	AREA CODE	TELEPHONE NUMBER   (213) 978-1186	EXT.
--	-----------	--------------------------------------	------

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   3   Category   1   (City CEQA Guidelines)

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

JUSTIFICATION FOR PROJECT EXEMPTION: Single family residence not in conjunction with the building of two or more units. In urbanized areas, up to three single family residences may be constructed under this exemption.

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 City Planner	DATE 5/31/2018
-----------	-----------------------	-------------------

FEE:	RECEIPT NO. 25975	REC'D. BY Ulises Gonzalez	DATE 9/24/2014
------	----------------------	------------------------------	-------------------

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

IF FILED BY THE APPLICANT:  
  
 Daniel Freedman of JMBM  
 NAME (PRINTED)  
  
5/31/2018  
 DATE

SIGNATURE

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  
11

PROJECT TITLE  
DIR-2015-3504-CDP-SPP-MEL, DIR-2015-3506-CDP-SPP-MEL, DIR-2015-3507-CDP-SPP-MEL

LOG REFERENCE  
ENV-2015-3505-CE

PROJECT LOCATION  
925 and 927 West Marco Place, Los Angeles, CA 92091

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
See Attached

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:  
Shula Harel, 1030 Hilts Avenue, Los Angeles, CA 90024

CONTACT PERSON  
Juliet Oh, City Planner Dept. of City Planning

AREA CODE | TELEPHONE NUMBER | EXT.  
(213) 978-1186

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 31 Category \_\_\_\_\_ (City CEQA Guidelines)

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

JUSTIFICATION FOR PROJECT EXEMPTION: Projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Not to be used where the activity would cause a substantial adverse change in the significance of a historical resource.

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  
City Planner


DATE  
5/31/2018

FEE: RECEIPT NO. 25975 REC'D. BY Ulises Gonzalez DATE 9/24/2014

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

IF FILED BY THE APPLICANT:

Daniel Freedman & JMBM  
NAME (PRINTED)

  
SIGNATURE

5/31/2018  
DATE

COUNTY CLERK'S USE

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

CITY CLERK'S USE

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  
11

PROJECT TITLE  
DIR-2015-3504-CDP-SPP-MEL, DIR-2015-3506-CDP-SPP-MEL, DIR-2015-3507-CDP-SPP-MEL

LOG REFERENCE  
ENV-2015-3505-CE

PROJECT LOCATION  
925 and 927 West Marco Place, Los Angeles, CA 92091

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
See Attached

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:  
Shula Harel, 1030 Hilts Avenue, Los Angeles, CA 90024

CONTACT PERSON  
Juliet Oh, City Planner Dept. of City Planning

AREA CODE | TELEPHONE NUMBER | EXT.  
(213) 978-1186

EXEMPT STATUS: (Check One)

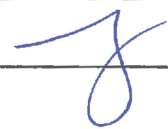
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/>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

Class 32 Category \_\_\_\_\_ (City CEQA Guidelines)

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

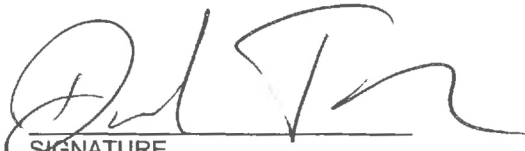
JUSTIFICATION FOR PROJECT EXEMPTION: In-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. (b) The proposed 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 		TITLE City Planner	DATE 5/31/2018
FEE:	RECEIPT NO. 25975	REC'D. BY Ulises Gonzalez	DATE 9/24/2014

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

IF FILED BY THE APPLICANT:  
Daniel Freedman of JMBM  
NAME (PRINTED)

  
SIGNATURE

5/31/2018  
DATE

**ENV-2015-3505-CE**

925 and 927 West Marco Place

**DIR-2015-3504-CDP-SPP-MEL**

**DIR-2015-3506-CDP-SPP-MEL**

**DIR-2015-3507-CDP-SPP-MEL**

**DETERMINE** based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303 (City of Los Angeles CEQA Guidelines Article III, Section 1, Class 3, Category 1), as well as Sections 15331 and 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies

A Categorical Exemption, ENV-2015-3505-CE, has been prepared for the proposed project consistent with the provisions of the California Environmental Quality Act and the City CEQA Guidelines. The project proposes the demolition of a one-story, 688 square-foot, single-family dwelling located at 927 W. Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 W. Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a two-story addition will be constructed to the rear, resulting in a two-story, 2,335 square-foot single-family dwelling with an attached, two-car garage. The project includes the construction of one, two-story, 2,337 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, two-story, 2,104 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 927 West. Marco Place (Lot 23). Each single-family dwelling will provide a total of three parking spaces onsite. The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines, Section 15303 (City of Los Angeles CEQA Guidelines Article III, Section 1, Class 3, Category 1), as well as Sections 15331 and 15332.

The Class 3 Category 1 categorical exemption allows for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; this includes one single-family residence, or a second dwelling unit in a residential zone. Up to three single family residences may be constructed under this exemption. As previously discussed, the project will result in three single-family dwellings on three residential lots in a fully developed residential neighborhood. The project site is currently developed with two residential structures.

The Class 31 categorical exemption allows projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The subject property is located within the Milwood Walk Streets Historic District and contains two residential structures. The single-family dwelling at 925 Marco Place is identified as a Contributor (SurveyLA) and the structure at 927 Marco Place was determined to be a Non-Contributor to the District (Historic Resources Assessment, PCR Services Corporation, November 2016). A Historic Resource Assessment Analysis was prepared by PCR Services Corporation, dated November 2016 and a supplemental analysis was prepared by ESA PCR and submitted

February 9, 2018. The Contributor (located on lots 22 and 23) will be relocated to lot 24 and rehabilitated. The front portion of the façade will be preserved (to a depth of approximately 20 feet) and a two-story addition will be constructed to the rear of the original structure. The project will retain the character defining features of the existing Contributor (within the front façade) and the proposed addition to the rear portion of the structure is differentiated from the original structure using large glass panels and metal siding. The proposed project and Historic Resource Assessment reports were reviewed by the Office of Historic Resources, and the proposed preservation and addition was found to maintain the integrity of the Contributor and the proposed new structures were determined to be consistent and compatible with the District.

The Class 32 categorical exemption is applicable to infill development within urbanized areas; the project will demolish one single-family dwelling, relocate an existing single-family dwelling and construct two new single-family dwellings on three (adjacent) residential lots, located within a developed residential neighborhood. The project meets the following conditions of the Class 32 categorical exemption:

- (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. The subject site is designated as Low Medium I Residential land use and zoned R2-1. As previously discussed, the project conforms to the development regulations and policies of the Venice Coastal Zone Land Use Plan and Specific Plan.
- (b) The proposed development occurs within City limits on a project site of no more than five acres, substantially surrounded by urban uses. The subject site is approximately 10,800 square feet, less than 0.3 acres.
- (c) The project site has no value as habitat for endangered, rare or threatened species. The project is located within a fully developed residential neighborhood with moderate landscaping. As such, the project site does not contain a 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. The proposed project does not meet the threshold for requiring a traffic study (LADOT), nor does it propose significant construction and grading activity that would require an air quality study. The project is subject to compliance with the City's standards and regulations for demolition and new construction and will not have a significant impact on noise or water quality.
- (e) The site can be adequately served by all required utilities and public services. The subject site currently maintains a two residential structures and is located within an urban area. As such, the proposed single-family dwellings will be served by existing utilities and public services.

Furthermore, the Exceptions outlined in Public Resources Code Section 15300.2. do not apply to the project:

- a) Location. The project is not located in a sensitive environment. Although the project is located within the Coastal Zone, the residential neighborhood is not identified as

a sensitive environmental resource. The proposed project is consistent with the scale and uses proximate to the area. The subject site is not located in a fault or flood zone, nor within a landslide area. Although the project is located within a liquefaction area, the project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for residential construction.

- b) Cumulative Impact. The project is consistent with the type of development permitted for the area zoned R2-1 and designated Low Medium I Residential use. The proposed development of three single-family dwellings on three residential lots will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts.
- c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project consists of work typical to a residential neighborhood, no unusual circumstances are present or foreseeable.
- d) Scenic Highways. The project site is not located on or near a designated state scenic highway.
- e) Hazardous Waste Sites. The project site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.
- f) Historical Resources. The project site is located within the Milwood Walk Streets Historic District (SurveyLA), the structure located at 925 Marco Place is identified as a Contributor to the District and the structure located at 927 Marco Place was determined to be a Non-Contributor (HRA November 2016). As previously discussed, the project consists of the preservation, relocation and addition to the Contributor in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The two new single-family dwellings were reviewed by the Office of Historic Resources and determined to be consistent and compatible with the Contributors in the block and would not have an adverse impact on the integrity of the District.

Therefore, the project is determined to be categorically exempt and does not require mitigation or monitoring measures; no alternatives of the project were evaluated. An appropriate environmental clearance has been granted.