

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 5 - Koretz
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PROJECT TITLE Ω 836-838 Poinsettia Place	LOG REFERENCE ENV-2017-2090-CE
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PROJECT LOCATION
Ω 836-838 North Poinsettia Place

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
 Ω Demolition of an existing triplex and detached garage; construction, use and maintenance of five single-family residences; and a small lot subdivision into five lots.

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

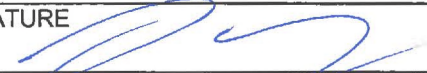
CONTACT PERSON Ω Sami Kohanim	AREA CODE Ω 213	TELEPHONE NUMBER Ω 457-7178	EXT.
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EXEMPT STATUS: (Check One)

	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>32</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: See attached justification.

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 Planning Associate	DATE 2/1/18
FEE: \$2,280	RECEIPT NO. 0104740285	REC'D. BY Edber Macedo
		DATE 5/23/18

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
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**CITY OF LOS ANGELES
CALIFORNIA**



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<http://planning.lacity.org>

February 1, 2018

Haytham Kafouf (A)(O)
836 Poinsettia, LLC
7136 Haskell Ave #305
Van Nuys, CA 91406

Sami Kohanim (R)
Land Use Developers Corp.
7136 Haskell Ave #320
Van Nuys, CA 91406

RE: ENV-2017-2090-CE
836-838 North Poinsettia Place
Hollywood Community Plan
Zone: [Q]R3-1XL
Council District: 5
Legal Description: Lots 145; Tract 6005

CLASS 32 CATEGORICAL EXEMPTION JUSTIFICATIONS

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (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.

The project includes the demolition of an existing triplex and detached garage, and the construction, use and maintenance of five (5) three-story, single-family dwellings containing 10 residential parking spaces. As a project which is characterized as in-fill development, the project qualifies for the Class 15332 Categorical Exemptions.

The project meets all of the Criteria for the Class 32 Exemption. The project will be consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations. The site is zoned [Q]R3-1XL and has a General Plan Land Use Designation of Medium Residential. The subject site is wholly within the City of

Los Angeles, on a site that is approximately 0.177 net acres. Lots adjacent to the subject site are developed with medium-density residential uses. The site is not, and has no value as, a habitat for endangered, rare or threatened species. The site is previously disturbed and surrounded by development. There are no protected trees on the site, as identified in a letter prepared by William McKinley, a registered Consulting Arborist dated May 8, 2017. 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 ensure the project will not have significant impacts on noise and water. The project is beneath the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Similarly, the project will not result in significant impacts related to air quality because it falls below interim thresholds established 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 Proposed Site will be adequately served by all public utilities and services given that the construction of five (5) single-family dwellings will be on a site which has been previously developed and is consistent with the General Plan. Therefore, it can be found that the project meets the qualifications of the Class 32 Exemption.

The project does not fall within the exceptions to Categorical Exemptions as follows: 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 a division of land with the construction of five (5) single-family dwellings in an area zoned and designated for such development. All adjacent lots are developed with one to two-story residential uses, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 1.68:1 on a site that is permitted to have a maximum FAR of 3:1. The project size, density and height is not unusual for the vicinity of the subject site, and is similar in scope to other existing residential development 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 state scenic highway, nor are there any designated state scenic highways located near the Proposed Site. Furthermore, according to Envirostor, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The proposed site has not been identified as a historic resource by local or state agencies, nor 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; and was not 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. 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.



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