

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 5
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PROJECT TITLE Ω 1220-26 South Bedford Street	LOG REFERENCE ENV 2018-2194-CE
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PROJECT LOCATION Ω 1220-26 South Bedford Street
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DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: Ω Vesting tentative tract map the merger and resubdivision of two lots into one, containing 20 residential condominium units.
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NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: Ω Reynaldo t. De Rama, Tala Associates
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CONTACT PERSON Ω Reynaldo T. De Rama	AREA CODE Ω 424	TELEPHONE NUMBER Ω 832-3455	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> Category _____ (City CEQA Guidelines)			
9 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 07/10/2018
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FEE:	RECEIPT NO.	REC'D. BY	DATE
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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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<http://planning.lacity.org>

July 10, 2018

Jonathan Bran, Marmar Bedford LLC (A/O)
493 South Robertson Boulevard
Beverly Hills, CA 90211

Tala Associates (R)
1916 Colby Avenue
Los Angeles, CA 90025

RE: Tentative Tract Map No.: 74076-CN
Related Cases: DIR-2014-4864-DB
Address: 1220-26 South Bedford Street
Community Plan: Wilshire
Zone: [Q]R3-1-O
Council District: 5 - Koretz
CEQA No.: ENV-2018-2194-CE

RE: ENV-2018-2194-CE (Categorical Exemption - Class 32)

The project involves the merger and resubdivision of two (2) lots into one (1) lot in conjunction with the construction, use, and maintenance of a proposed five (5)-story building with a maximum height of 56 feet, and 20 residential condominium units. The project would provide 39 residential automobile parking spaces and one (1) guest parking space for a total of 40 automobile parking spaces within the first subterranean level (garage floor). There will also be 20 long-term bicycle parking spaces, and two (2) short-term bicycle parking spaces within the first floor level. The subject property is currently a vacant lot.

The proposed project would not have a significant effect on the environment. A "significant effect on the environment" is defined as "a substantial, or potentially substantial, adverse change in the environment" (CEQA Guidelines, Public Resources Code Section 21068). The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed Project determined that it is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

The proposed project qualifies for a Categorical Exemption because it conforms to the definition of "In-fill Projects" as follows:

- (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 site is zoned [Q]R3-1-O and has a General Plan Land Use Designation of Medium Residential. The subject property has a lot area of 12,794 square feet and allows a density of one dwelling unit per 800 square feet of lot area or a maximum of 15 units. Case No. DIR-2014-4864-DB approved a density increase of up to 35 percent, which allows for a maximum of 20 units. As the project proposed 20 units, it is in conformance with the General Plan and Zoning designation. In addition, the project is consistent with the Permanent [Q] Qualified Conditions as described below:

Title – Section	Requirement	Project
Landscaping	All open areas not used for buildings, driveways, parking areas, shall be attractively landscaped	Complies: Attractive landscaping of open areas.
Side Yards	Minimum side yard for all developments that exceed 99 feet of street frontage shall be 8 feet.	Complies: Side yards are 8 feet wide.
Front Yard	Shall be at least 20 feet in depth.	Complies: Front yard setback is 20 feet.

- (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 wholly within the City of Los Angeles, on a site that is approximately 0.29 acres. Lots surrounding the subject site are developed with single- and multi-family dwellings.

- (c) **The project site has no value as habitat for endangered, rare or threatened species:**

The site is not a wildland area, and is not inhabited by endangered, rare, or threatened species, nor is it proximity of any fish or wild life or such habitat. The project site is currently vacant and contains no protected native species on site. There is one street tree on the adjacent public right-of-way (parkway). A letter dated February 7, 2018 from a certified arborist indicates that the tree has died and will not be impacted by the proposed construction.

- (d) **Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:**

Traffic

The proposed project will result in the construction of 20 condominium units. The proposed 20 units does not reach the threshold of 48 condominium units to require a traffic study, as established by the Los Angeles Department of Transportation. General construction requirements are in place to minimize potential negative impact of construction on the surrounding community. The Bureau of Street Services requires, at minimum, a flag person to assist with pedestrian and vehicular traffic when construction

blocks portions of streets for deliveries of construction materials, prohibition of street closures during peak traffic hours, conformance with the latest Manual on Work Area Traffic Control, and permits to be obtained for the storage of building materials in the public right-of-way.

Air Quality

The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project will result in an increase of 22 residential units and is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. Therefore, project impacts related to air quality will be less than significant.

During construction, appropriate dust control measures would be implemented as part of the proposed project, as required by SCAQMD Rule 403 - Fugitive Dust. Specifically, Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas.

Best Management Practices (BMP) will be implemented that would include (but not be limited to) the following:

- Unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce emissions and meets SCAQMD Rule 403;
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust;
- General contractors shall maintain and operate construction equipment to minimize exhaust emissions; and
- Trucks shall not idle but be turned off.

All construction-related impacts would be less than significant and temporary in nature. No permanent significant impacts are anticipated to occur.

Noise and Water Quality

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, demolition, grading, construction, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential negative impacts on noise, air quality, and water to less than significant.

(e) The site can be adequately served by all required utilities and public services:

The project site will be adequately served by all public utilities and services given that the construction of a 20 new residential units will be on a site, which has been previously developed with multi-family residential housing.

Planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed project. The project is an infill project located in an existing multi-family developed residential neighborhood and will not create any impacts on an environmental resource of hazardous or critical concern. The project is in compliance with existing zoning and adopted land use designations. It would not create a significant cumulative impact on the environment nor are any unusual circumstances anticipated, given that the project will be required to adhere to all applicable building codes and regulated construction methods. The project is not located on or adjacent to a scenic highway and has not been identified as a hazardous waste site. The existing structures on site have not been identified as individual historic resources under SurveyLA.

Therefore, based on the facts herein, it can be found that the project meets the qualifications of the Class 32 Categorical Exemption.