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CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**NOTICE OF EXEMPTION**  
(PRC Section 21152; CEQA Guidelines 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) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS  
DIR-2017-[264, 268, 334, 336, 361, 366, 445, 449]-CDP-MEL (Coastal Development Permits and Mello Act Compliance Reviews) / AA-2016-[4696, 4700]-PMEX (Lot Line Adjustments)

LEAD CITY AGENCY  
**City of Los Angeles (Department of City Planning)**

CASE NUMBER  
ENV-2017-1259-CE

PROJECT TITLE  
**Marquette Street Project**

COUNCIL DISTRICT  
11 – Bonin

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
**560, 566, 572, 578, 600, 608, 614, and 620 North Marquette Street**

Map attached.

PROJECT DESCRIPTION:  
Two lot line adjustments to reconfigure six of eight existing lots; the demolition of two (2) existing one-story single-family dwellings and an existing one-story accessory structure; the construction of eight (8) new two-story single-family dwellings with attached garages, basements, and swimming pools and/or spas, one on each of the eight lots, ranging from approximately 5,503 to 8,365 square feet in floor area and up to 33 feet in height; the construction of an extension of the existing sewer system to serve all eight residences; the construction of a new retaining wall; and approximately 6,250 cubic yards of combined grading and the export of approximately 475 cubic yards of earth.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**Cosimo Pizzulli, Pizzulli Associates, Inc.**

CONTACT PERSON (If different from Applicant/Owner above) | (AREA CODE) TELEPHONE NUMBER | EXT.  
**(310) 393-9572**

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)  
STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)  
Public Resources Code Section(s) \_\_\_\_\_

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)  
CEQA Guideline Section(s) / Class(es) **Section 15301 (Class 1) and Section 15332 (Class 32)**

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
\_\_\_\_\_

JUSTIFICATION FOR PROJECT EXEMPTION:  Additional page(s) attached

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.  
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the 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.  
If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE | STAFF TITLE  
City Planning Associate

ENTITLEMENTS APPROVED  
Coastal Development Permits, Mello Act Compliance Reviews, and Lot Line Adjustments

FEE: | RECEIPT NO. | REC'D. BY (DCP DSC STAFF NAME)

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

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**CITY OF LOS ANGELES  
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MAYOR

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

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**JUSTIFICATION FOR PROJECT EXEMPTION  
CASE NO. ENV-2017-1259-CE**

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**Project Description**

The proposed project is for two line adjustments between six of eight existing lots; the demolition of two (2) existing one-story single-family dwellings and an existing one-story accessory structure; the construction of eight (8) new two-story single-family dwellings with attached garages, basements, and swimming pools and/or spas, one on each of the eight lots, ranging from approximately 5,503 to 8,365 square feet in floor area and up to 33 feet in height; the construction of an extension of the existing sewer system to serve all eight residences; the construction a new retaining wall; and approximately 6,250 cubic yards of combined grading and the export of approximately 475 cubic yards of earth. As single-family homes developed on an infill site, the proposed project qualifies for the Class 1 and Class 32 Categorical Exemptions.

**CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.**

The City has considered whether the proposed project is subject to any of the five (5) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The five (5) exceptions to this Exemption are: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

**Cumulative Impacts.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The proposed project is consistent with the type of development permitted for the area, which is zoned R1-1 and designated for Low Residential land uses. The subject property is located in a Hillside Area, a Very High Fire Hazard Severity Zone, a Special Grading Area, a Landslide Area, and the Santa Monica Fault and is subject to specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles that regulate the grading and construction of projects in these particular types of "sensitive" locations. The RCMs will reduce any potential impacts to less than significant. Specifically the following RCMs would apply:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer

or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:

- ground stabilization
- selection of appropriate foundation type and depths
- selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

The proposed project will not exceed thresholds identified for impacts to the area (i.e., traffic, noise, etc.) and the RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts. As such, the proposed project will not result in a significant cumulative impact.

**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 project proposes to construct eight single-family dwellings in an area zoned and designated for such development. All adjacent lots are developed with single-family dwellings. The proposed lots will be of a similar size and slope to the nearby properties. The project proposes single-family dwellings that will range in size from 5,503 to 8,365 square feet and up to 33 feet in height. The size of the proposed project will not exceed the maximum Residential Floor Area (RFA) allowed and the height of the proposed project will not exceed the maximum height allowed. This type of project is not unusual for the vicinity of the subject property and is similar in scope to other residential uses in the area. Thus, there are no unusual circumstances that may lead to a significant effect on the environment and this exception does not apply.

**Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The subject property is located approximately two miles east of State Route 27. Therefore, the proposed project will not result in damage to any scenic resources, including, but not limited to, trees, historic building, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

**Hazardous Waste.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

According to EnviroStor, the State of California's database of Hazardous Waste Sites, neither the subject property nor any property in the vicinity is identified as a hazardous waste site. Furthermore, the building permit history for the subject property does not indicate that it may be hazardous or otherwise contaminated, and this exception does not apply.

**Historic Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The subject property has not been identified as a historic resource by local or state agencies and 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; 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.*

The subject property has not been identified as a historic resource by local or state agencies and has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, 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.

#### **CEQA Determination – Class 1 Categorical Exemption Applies**

A project qualifies for a Class 1 Categorical Exemption if it involves the demolition of up to three single-family residences in an urbanized area.

The proposed project qualifies for the Class 1 Categorical Exemption because it involves the demolition of two single-family dwellings and an accessory structure in an urbanized area. The proposed project will not exceed the maximum number of dwelling units allowed for demolition.

#### **CEQA Determination – Class 32 Categorical Exemption Applies**

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions as follows: (a) The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a property of no more than five acres substantially surrounded by urban uses; (c) The proposed project has no value as a habitat for endangered, rare, or threatened species; (d) Approval of the proposed 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 project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.*

The subject property is currently developed with an two single-family dwellings and an accessory structure. The subject property is zoned R1-1 and has a General Plan land use designation of Low Residential. Low Residential land uses have the corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The use and density of the proposed project is allowed on the subject property. Therefore, the proposed project is consistent with the applicable general plan designation, applicable policies, and zoning designations. The proposed project is subject to the Zoning Information (ZI) file attached to the

subject property. As new single-family dwellings, the proposed project is in conformance with the applicable Brentwood-Pacific Palisades Community Plan designation and policies and all applicable zoning designations and regulations.

- (b) *The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.*

The subject property is wholly within the City of Los Angeles in an urbanized area, on lots that total approximately 1.48 acres. Lots adjacent to the subject property are also developed with single-family dwellings.

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

The subject property is not a wildland area and is not a habitat for endangered, rare, or threatened species. There are two protected trees on the subject property. They are coast live oak trees, one with a 30" diameter at breast height (DBH) and height and spread of 50' by 40' and one with a 24" DBH and a height and spread of 35' by 30' at 572 North Marquette Street (Lot 6) as identified in the Tree Report prepared by The Tree Resource on April 4, 2017. The protected trees are outside of the construction areas. They will be retained and will not be impacted by the proposed project.

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

The proposed project will be subject to Regulatory Compliance Measures (RCMs) that 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 that the proposed project will not have significant impacts on noise and water. Furthermore, the proposed project does not exceed the threshold criteria established by the Department of Transportation for preparing a Transportation Study Assessment. Interim thresholds were developed by Department of City Planning Staff based on CalEEMod model runs relying on reasonable assumptions, consultations with Air Quality Management District Staff, and surveys of published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

- (e) *The proposed project has been reviewed by City staff, and can be adequately served by all required utilities and public services.*

The proposed project will be adequately served by all public utilities and services given that the construction of eight new single-family dwellings will be on a property that has been previously developed with two single-family dwellings, therefore resulting in no significant increase in population. Therefore, it can be found that the proposed project meets the qualifications of the Class 32 Exemption.

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PROJECT TITLE Marquette Street Project	COUNCIL DISTRICT 11 — Bonin
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CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER	EXT.
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EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

a STATUTORY EXEMPTION(S)  
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JUSTIFICATION FOR PROJECT EXEMPTION:

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**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

STAFF TITLE

City Planning Associate

**ENTITLEMENTS APPROVED**

Coastal Development Permits, Mello Act Compliance Reviews, and Lot Line Adjustments

FEE:

RECEIPT NO.

REC'D. BY (DCP DSC STAFF NAME)

DISTRIBUTION: County Clerk, Agency Record  
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