

# Exhibit D 2019-6375 Notice of Exemption

COUNTY CLERK'S USE		<b>CITY OF LOS ANGELES</b> OFFICE OF THE CITY CLERK 200 NORTH SPRING STREET, ROOM 395 LOS ANGELES, CALIFORNIA 90012 <b>CALIFORNIA ENVIRONMENTAL QUALITY ACT</b> <b>NOTICE OF EXEMPTION</b> (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 CPC-2019-6375-CU-DB-ZV / Conditional Use, Density Bonus, Zone Variance			
LEAD CITY AGENCY <b>City of Los Angeles (Department of City Planning)</b>		CASE NUMBER ENV-2019-6376-CE	
PROJECT TITLE CPC-2019-6375-CU-DB-ZV-PHP Project		COUNCIL DISTRICT 2 – Krekorian	
PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) <b>13921 - 13923 W. Vanowen Street</b>		<input checked="" type="checkbox"/> Map attached.	
PROJECT DESCRIPTION: The construction of a new four-story (45-foot, 6-inch), approximate 17,678 square-foot, 15-unit multi-family building with two units reserved for Very Low Income households. A total of 16 parking spaces will be located within a subterranean parking garage, including 15 long term bicycle spaces and two short term bicycle spaces. Vehicle access will be provided via a two-way driveway from Vanowen Street. The project includes a rooftop common open space deck area of approximately 2,626 square feet, and a swimming pool, kids pool, jacuzzi, and open area within the rear yard, R1 zoned portion of the site. The site is approximately 16,059 square feet and is split zoned, with [Q]R3 zone on front half and R1 zone on rear half of site. The site is currently developed with a one-story, 1,569 square foot single family dwelling (built in 1954) and a one story, 1,512 square foot triplex (built in 1948). The remainder of the site is mostly hardscape. There are three trees on site that are proposed to be preserved. There are no protected trees on site and no street trees. The project includes the demolition of the existing buildings. Approximately 1,775 square feet of new landscaping will be provided including five new 24-inch box trees. Approximately 3,908 cubic yards of earth will be graded and exported from the site.		<input checked="" type="checkbox"/> Additional page(s) attached.	
NAME OF APPLICANT / OWNER: <b>Dave Aviram, Vanowen Terrace LLC</b>			
CONTACT PERSON (If different from Applicant/Owner above) <b>Luke Tarr, Apel Design, Inc.</b>		(AREA CODE) TELEPHONE NUMBER <b>(310)317-0500</b>	EXT. 
EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.) STATE CEQA STATUTE & GUIDELINES			
<input type="checkbox"/> STATUTORY EXEMPTION(S) Public Resources Code Section(s) _____			
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33) CEQA Guideline Section(s) / Class(es) <u>Section 15332/Class 32</u>			
<input type="checkbox"/> OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )			
JUSTIFICATION FOR PROJECT EXEMPTION: <b>CE - Section 15332/Class 32:</b> n-Fill Development Projects		<input checked="" type="checkbox"/> Additional page(s) attached	
<input checked="" type="checkbox"/> None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project. <input type="checkbox"/> 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.			
<b>CITY STAFF USE ONLY:</b>			
CITY STAFF NAME AND SIGNATURE Erin Nash		STAFF TITLE Planning Assistant	
ENTITLEMENTS APPROVED Conditional Use, Density Bonus, Zone Variance			
FEE: \$5,774	RECEIPT NO. 0101109046	REC'D. BY (DCP DSC STAFF NAME) Ulises Gonzalez	

DISTRIBUTION: County Clerk, Agency Record

## ENV-2019-6376-CE / Attachment "A"

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Project Address: 13921 - 13923 W. Vanowen Street

Project Description: The construction of a new four-story (45-foot, 6-inch), approximate 17,678 square-foot, 15-unit multi-family building with two units reserved for Very Low Income households. A total of 16 parking spaces will be located within a subterranean parking garage, including 15 long term bicycle spaces and two short term bicycle spaces. Vehicle access will be provided via a two-way driveway from Vanowen Street. The project includes a rooftop common open space deck area, and a swimming pool, kids pool, jacuzzi, and landscape area within the rear yard, R1 zoned portion of the site. The site is approximately 16,059 square feet and is split zoned, with [Q]R3 zoning on the front half (approximately 6,985 square feet of lot area) and R1 zoning on rear half of site (approximately 9,075 square feet). The multi-family building will be built on the R3 zoned portion of the lot. The site is currently developed with a one-story, 1,569 square foot single family dwelling (built in 1954) and a one story, 1,512 square foot triplex (built in 1948). The remainder of the site is mostly hardscape. There are three trees on site that are proposed to be preserved. There are no protected trees on site and no street trees. The project includes the demolition of the existing buildings. New landscaping will be provided as required per LAMC, including a minimum of three 24-inch box trees and street trees as may be required per Urban Forestry Division. Approximately 3,908 cubic yards of earth will be graded and exported from the site.

### **Notice of Exemption**

The City of Los Angeles determined that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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 is a Density Bonus project in which 2 units will be set aside for Very Low Income Households with a density bonus of 57.6 percent (7 units) over the base density of 9 units allowed by right, for a total of 15 units. Density Bonus base incentive includes 0.5 parking spaces per bedroom for a mixed income development with the maximum amount of set aside units that is within ½ mile of a major transit stop and three on-menu incentives for an FAR (Floor Area Ratio) of 4:05:1 in lieu of 3:1, a reduced side yard of 5 feet, 8 inches in lieu of 7 feet, and a height of 45 feet, 6 inches in lieu of 35 feet, and one off-menu incentive to permit a rear yard of zero in lieu of 15 feet otherwise required for the R3 zone. The project includes a Conditional Use to permit a density increase of 57.6% in lieu of 35 percent, and a Zone Variance to permit the subterranean parking garage to extend into the R1 zoned portion of the site.

As a multi-family development on a previously developed lot, the project which is characterized as in-fill development, qualifies for Section 15332, Class 32, Categorical Exemption.

The site is split zoned with [Q]R3-1 zone on the front half and R1-1 zone of the rear half approximately. The R3 zone has General Plan Land Use Designation of Medium Residential and the R1 zone has a Land Use Designation of Low Residential. The [Q] condition on the R3 zone limits the height to 35 feet. The R3 zone permits multi-family residential uses and is eligible for density bonus on and off-menu incentives for the inclusion of 20 percent of the units to be affordable units. The site is located within 1,500 feet of a bus transit stop. As shown in the case file, the project is consistent with the applicable Van Nuys- North Sherman Oaks Community Plan designation and policies. The subject site is wholly within the City of Los Angeles, on a site that is 16,059 square feet (approximately 0.37 acre). Lots adjacent to the subject site and in the immediate area are developed with multi-family buildings to the east, west, and south, along Vanowen Street, and single-family dwellings to the north. The properties along Vanowen Street are zoned [Q]aR3-1 and [Q]RD1.5-1 and are developed with a mix of older (1960's – 80's) mostly two- and three-story apartment buildings as well as some one-story single duplex – quadplexes, similar to the subject site. The west adjoining property is developed with a two-story over semi-subterranean parking, 10-unit apartment building. The east adjoining property is developed with a two-story, 25-unit apartment building. The adjoining properties to the north are zoned R1 and developed with single family dwellings. The northwest adjoining property is developed with a one-story, single family dwelling which fronts Hartland Street. The northeast adjoining properties are developed with one-story single-family dwellings on three separate lots, which front Ranchito Avenue. The adjoining R1 single family lots are oversize, deep lots, approximately 10,000 square foot lots with large backyards. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no protected trees on site and no street trees in front of the property. There are three existing mature trees that are proposed to remain. A total of 5, new 24-inch box trees are proposed on-site, predominately along the pool area for screening and one within the front yard setback. 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. A soils approval report will be required by Building and Safety before a grading permit can be issued. Further, the number of trips for a 15-unit multi-family building does not exceed the trip generation threshold of significance where further analysis would be required. Additionally, the existing structures on the site are not designated historic resources or potential historic resources per SurveyLA. Therefore, the project meets all of the Criteria for the Class 32.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

Research of case history and Google Street View reveals there are no similar known projects in the immediate area. As such, the proposed project will not result significant cumulative impacts from successive projects of the same type in the same place. The site is located within an urban densely built up area and there are no unusual circumstances which may lead to a significant effect on the environment. The site is not near a Scenic Highway, therefore the subject site will not create any impacts within a designated state scenic highway. The subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource nor would the project result in a substantial adverse change to a historic resource. As such, there are no exceptions to the Class 32 exemption.