

COUNTY CLERK'S USE

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

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2019-2721-CE

PROJECT TITLE

COUNCIL DISTRICT

4 - Ryu

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

4718 W. Franklin Avenue

☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

Demolition of an existing single-family dwelling and the construction of a 12,447 square-foot, six (6) unit, three (3)-story multi-family dwelling, in conjunction with an application for a haul route for the export of approximately 3,900 cubic yards of earth.

NAME OF APPLICANT / OWNER:

CONTACT PERSON (If different from Applicant/Owner above)

John Kang, AGM Development, Inc.

(AREA CODE) TELEPHONE NUMBER

(310) 367-3554

EXT.

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 15303 (Class 3)☐ 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

See 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

Lizette Martinez

STAFF TITLE

City Planning Assistant

ENTITLEMENTS APPROVED

None

FEE:

\$7,102.02

RECEIPT NO.

0102036761

REC'D. BY (DCP DSC STAFF NAME)

Diana Jimenez

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2019-2721-CE

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the project is exempt from CEQA pursuant to CEQA Guidelines California CEQA Guidelines Section 15303 (Class 3) and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

Project Description

The Project proposes the demolition of an existing single-family dwelling unit and the construction of a new 12,447 square-foot, three (3)-story, six (6) unit multi-family dwelling with 1,149 square feet of open space, and one level of subterranean parking, in conjunction with a haul route application for the export of approximately 3,900 cubic yards of earth. The Project is located on a lot totaling 8,250 square-feet within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP). The proposed residential development is within the R3-1 Zone, which allows one dwelling unit for every 800 square-feet of lot area. The subject site consists of a single parcel with approximately 8,250 square feet, allowing a total of 10 dwelling units on-site. The Project proposes six (6) residential units, which does not exceed the density allowed per the underlying zone. Additionally, parking is located within a subterranean garage and not within the required front yard setback. The Project previously received approval under Case No. APCC-2016-3327-SPE-SPP, in accordance with California State Law (including Senate Bill 1818 and Assembly Bills 2280 and 2222), with a Specific Plan Exemption pursuant to Los Angeles Municipal Code (LAMC) 11.5.7.F, to allow a 15 foot front yard setback in lieu of the 74.62 foot setback required per Section 7.E of the Vermont/Western Station Neighborhood Area Plan. The original environmental clearance did not account for the proposed grading for the subterranean parking. As such, the Project as a whole, including the proposed grading activity is being evaluated under ENV-2019-2721-CE. As a multi-family residential structure with no more than six (6)-dwelling units developed on an infill site, this project qualifies for the Class 15303 Categorical Exemption.

There are no protected trees on the site, as stated on the Tree Diagram prepared by SQLA Inc. dated May 18, 2016. Thirteen (13) non-protected significant trees are proposed for removal from the project site.

The Project proposes to construct a multi-family dwelling in an area zoned and designated for such development. The surrounding area is currently developed with single and multi-family residential developments varying from one (1) to three (3)-stories in height to the west and north of the Project Site. Located to the east of the Proposed Site are low-density, single-story commercial uses fronting along Vermont Avenue. The proposed three (3)-story, six (6)-unit residential building is generally consistent with the height and massing of adjacent structures and compatible with the surrounding area. The floor area of the proposed project is 12,447 square feet. Furthermore, the height and number of units is not unusual for the vicinity of the subject site, and is similar in scope to other existing residential uses in the area. Thus, there are no unusual circumstances which 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, located approximately 17 miles from the project site. Therefore, the project will not result in damage to any 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, 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 site, nor any site in the vicinity, is identified as a hazardous waste site. Furthermore, the building permit history for the project site does not indicate the site may be hazardous or otherwise contaminated.

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 project site has not been identified as a historic resource by local or state agencies, and the project site 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. 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.