

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

Haul Route Application

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2019-2368-CE

PROJECT TITLE

NuParc Residences

COUNCIL DISTRICT:

13

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

627-631 North Dillon Street, Los Angeles, CA 90026

☐ Map attached.

PROJECT DESCRIPTION:

The construction, use and maintenance of a four-story, 22,044 square-foot apartment building with 30 residential units over a subterranean parking garage. The project measures 45 feet in height and includes 49 parking stalls located in an at-grade and subterranean parking garage. The project proposes the export of approximately 6,300 cubic yards of earth and the removal of two (2) parkway trees that are not identified as native or protected.

☒ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Raffi Cohen, 627 Dillon Associates LLC

CONTACT PERSON (If different from Applicant/Owner above)

N/A

(AREA CODE) TELEPHONE NUMBER

(310) 273-7233

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

## STATE CEQA STATUTE &amp; 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) 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

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 Section 15332, Class 32 (Infill Development Project), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

Section 15332, Class 32 - (Infill Development Project) consists of projects characterized as in-fill development meeting the following conditions: (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; (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 to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

☒ 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.

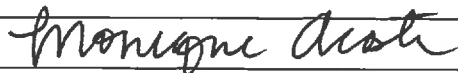
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE:

Monique Acosta



STAFF TITLE:

City Planning Associate

ENTITLEMENTS APPROVED:

Haul Route

FEE:  
\$5,774.00

RECEIPT NO.  
0101029608

REC'D. BY (DCP DSC STAFF NAME)  
Anna Van

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-2019-2368-CE

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## Project Description

The project is the construction, use and maintenance of a 30-unit residential apartment building that is four-stories, 45 feet in building height, and contains 22,044 square feet of floor area. The project includes 49 parking stalls and 33 bicycle parking spaces that are located in an at-grade and subterranean parking garage. The project proposes the export of approximately 6,300 cubic yards of earth and the removal of two (2) parkway trees that are not identified as native or protected. As a new multi-family residential structure developed on an infill site, the project qualifies for a Categorical Exemption pursuant to Section 15332, Class 32.

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

The City has considered whether the proposed project is subject 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.*

According to Navigate LA, there are no other haul route approvals, and no other haul route applications being processed within 500 feet of the subject site.

The Haul Route Questionnaire dated May 10, 2018 states that there will be three (3) trips per day with a truck capacity of 14 cubic yards for a total amount of 630 cubic yards exported per day for a total of number of 10 hauling days and a total export amount of 6,300 cubic yards of earth. The haul route approval will be subject to recommended conditions prepared by LADOT to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Furthermore, DBS staggers the haul route schedules so as to ensure that all of the haul routes do not occur simultaneously. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

**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 a four-story apartment building with 30 residential units over a subterranean parking garage, in an area zoned and designated for such development. Adjacent lots are developed with single-family and multi-family structures that range in height from one- to four-stories, Bellevue Primary Center and low scale commercial development that includes uses like retail, restaurant, gasoline station and auto repair uses. The subject site is of a similar size and slope to nearby properties. The project site consists of two (2) lots that total 13,174 square feet of lot area and 9,194 square feet of buildable lot area. The project proposes a four-story apartment building that contains 22,044 square feet of floor area and a 2.39:1 Floor Area Ratio (FAR) on a site that is permitted to have a maximum FAR of 3:1. The project's size and height 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. The project site is approximately 23 miles east of this location. 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, the subject site is not identified as a hazardous waste site. However, Envirostor does identify Belmont Primary Center No. 1 located at 610 North Micheltorena Street, which is approximately 220 feet to the west of the subject site. Envirostor shows that this was a school investigation and the status is no further action. Additionally, the building permit history for the project site does not indicate the site may be hazardous or otherwise contaminated. Therefore, 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 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. 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.

#### **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 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.

- (a) *The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.*

The site is currently vacant. The site is zoned R4-1VL and has a General Plan Land Use Designation of Neighborhood Commercial. The R4-1VL Zone permits a density of a minimum 400 square feet per dwelling unit, which allows 32 dwelling units on the 13,174 square-foot site. The proposed project includes 30 dwelling units, which is within the density allowed. The R4-1VL Zone permits a 3:1 FAR. The proposed project includes a 2.39:1 FAR. Furthermore, multiple dwellings units are permitted in the R4-1VL Zone. Therefore, the project is consistent with the applicable Silver Lake – Echo Park – Elysian Valley 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 site is wholly within the City of Los Angeles, on a site that is approximately 0.30 acres (13,174 square feet of lot area). The proposed development is substantially surrounded by urban uses. Lots adjacent to the subject site are developed with single-family residential dwellings, multi-family residential dwellings, Bellevue Primary Center (Kindergarten and 1<sup>st</sup> Grade), a gasoline station, auto repair uses and commercial development that includes retail and restaurant.

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

The site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. There are no protected trees on the site, as identified in the Tree Letter prepared by Courtland Studio, LLC Landscape Architecture, dated November 26, 2019. The Tree Letter states that two (2) existing street trees in the parkway adjacent to the subject site are proposed to be removed and replaced at a ratio of 2:1.

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

The subject site is located within a Special Bureau of Engineering (BOE) Grading Area and a Methane Zone; however, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant. Specifically, the following RCMs would apply:

- **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-HAZ-2: (Explosion/Release Methane Zone):** As the project site is within a methane zone, prior to the issuance of a building permit, the site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the building. The Applicant shall implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.

As previously mentioned, the project will be subject to Regulatory Compliance Measures (RCMs). These 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 reduce any potential impacts on noise and water to less than significant. Furthermore, the Project does not exceed the threshold criteria established by LADOT for preparing a traffic study. The Project will also be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant. Interim thresholds were developed 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.

- (e) *The proposed project has been reviewed by City staff, and 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 new multi-family residential apartment building will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.