

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)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 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-2023-5424-TOC-HCA / Transit Oriented Communities

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-5425-CE

PROJECT TITLE

Park View

COUNCIL DISTRICT

13 – Hugo Soto-Martinez

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

126-132 North Park View Street, Los Angeles, CA 90026

☐ Map attached.

PROJECT DESCRIPTION:

The demolition of the existing 710 square-foot single family dwelling, and the construction, use, and maintenance of a 32-unit residential apartment building that is 5 stories, 68 feet in height, and contains 44,889 square feet of floor area for a Floor Area Ratio (FAR) of 3.83:1 on an approximately 16,017 square-foot site. The project will reserve 8-percent, or three (3) units, of the total 32 units for Extremely Low-Income Households. The project will include 30 vehicular parking spaces provided across one (1) subterranean parking level and one (1) ground floor parking level and 35 bicycle parking spaces, including 32 long-term spaces and three (3) short-term spaces. There will be 4,003 square feet of open space provided as a 633 square foot tech room on the first floor and a 2,170 square foot roof deck, in addition to and 1,200 square feet provided as private open space through balconies. The subject property contains 27 non-protected trees on-site and 3 non-protected trees in the right-of-way. The applicant proposes removal of all on-site trees, and 1 tree in the right-of-way. The project is required to provide eight (8) trees that are 24" box minimum. The project will provide nine (9) 24-inch box trees, of which seven (7) will be planted on-site, and two (2) will be planted in the right-of-way. In conjunction with the construction of the apartment building, the Project also involves the export of approximately 15,501 cubic yards of earth.

☒ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

David Ravanshenas, Park View Capital LLC

CONTACT PERSON (If different from Applicant/Owner above)

Shahab Ghods, Plus Architects

(AREA CODE) TELEPHONE NUMBER

(310) 478-6149

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) 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

See attached CE Justification

☒ 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

Marie Pichay 

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Transit Oriented Communities

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

**CITY PLANNING COMMISSION**

MONIQUE LAWSHE  
PRESIDENT

ELIZABETH ZAMORA  
VICE-PRESIDENT

MARIA CABILDO  
CAROLINE CHOE  
MARTINA DIAZ  
KAREN MACK

MICHAEL R. NEWHOUSE

**CITY OF LOS ANGELES  
CALIFORNIA**



KAREN BASS  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

# JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-5425-CE

---

The Department of City Planning has determined that, based on the whole of the administrative record, that the project located 126-132 North Park View Street with associated case file ENV-2023-5425-CE is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32 (Infill Development Project), and that 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.

## Project Description:

The proposed project is for the construction, use, and maintenance of a new, five-story, 32-unit apartment building on an approximately 16,017 square-foot site. The project will have a total floor area of 44,889 square feet with a unit mix of eight (8) one-bedroom units and 24 two-bedroom units. The applicant proposes to reserve eight (8) percent, or three (3) units, for Extremely Low-Income Households. The proposed building will rise to a height of 68 feet. The project will include 30 vehicular parking spaces provided across one (1) subterranean parking level and one (1) ground floor parking level and 35 bicycle parking spaces, including 32 long-term spaces and three (3) short-term spaces. There will be 4,003 square feet of open space provided as a 633-square-foot technology room on the first floor and a 2,170-square-foot roof deck, as well as 1,200 square feet provided as private open space through balconies. There are no protected trees on-site as indicated in the Tree Report (Attachment A), prepared by James Komen BCMA WE-9909B and RCA #555 and dated July 20, 2023. There are 27 non-protected trees on site and three (3) of non-protected trees in the right-of-way. All 27 on-site trees are proposed to be removed, and one (1) street tree is proposed to be removed. The project is required to provide a minimum of eight (8) trees that are at least 24-inch box in size. The project proposes to provide nine (9) trees, of which two (2) are proposed to be planted in the right-of-way, and seven (7) will be planted on-

site. As there are no approved right-of-way improvement plans, the project considered will assume the worst-case scenario of removal of all street trees. However, this analysis gives no rights to the applicant to remove any street tree. No street trees may be removed without prior approval of Urban Forestry based on compliance with LAMC Section 62.169 and 62.170 and applicable findings. In conjunction with the construction of the apartment building, the Project submitted an application for a haul route for the export of approximately 15,501 cubic yards of earth.

A project requires a haul route when a site is located in a Special Bureau of Engineering (BOE) Grading Area and involves the import or export of earth material of 1,000 cubic yards or more. The subject site is located within a Special Bureau of Engineering (BOE) Grading Area and proposes 15,501 cubic yards of earth for export; thus, a haul route is required. Specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulation the grading and construction of projects in this particular type of “sensitive” locations and will reduce any potential impacts to less than significant.

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.*

The site is located within the Westlake Community Plan. It is zoned R3-1 with a General Plan Land Use Designation of Medium Residential. Per the Westlake Community Plan, the corresponding zone for Medium Residential land use is R3. Additionally, the site is located within a Transit Priority Area (ZI-2452), State Enterprise Zone (ZI-2374), Hillside Area, Urban Agriculture Incentive Zone, Methane Zone, and Special Grading Area (BOE Basic Grids Map A-13372). The site is located within 500 feet of Lake Street Primary School. Additionally, the site is approximately 1.68 km from the Upper Elysian Park Fault. As shown in the case file, the project is consistent with the applicable Westlake Community Plan designation and policies and all applicable zoning designations and regulations. The site is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance. In addition, no Zone Changes, Zone Variances, or Specific Plan Exceptions are required for this project.

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

The project site is wholly within the City of Los Angeles, on a site that is comprised of two (2) contiguous lots that are approximately 0.367 acres (16,017 square feet), which is less than five acres. Lots adjacent to the subject site are developed with commercial uses, and single and multi-family residences.

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

The project 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. Furthermore, there are no protected tree or shrub species on the site or in the adjacent right-of-way as identified in the Tree Report, prepared by James Komen BCMA WE-9909B and RCA #555 and dated July 20, 2023. There are 27 non-protected trees on-site and three (3) non-protected trees in the right-of-way. All of the on-site trees are proposed for removal, and one (1) tree in the right-

of-way is proposed for removal. As there are no approved right-of-way improvement plans, the project considered will assume the worst-case scenario of removal of all street trees. However, this analysis gives no rights to the applicant to remove any street tree. No street trees shall be removed without prior approval of Urban Forestry based on compliance with LAMC Section 62.169 and 62.170 and applicable findings.

- (d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or 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, dewatering, stormwater mitigations; and Best Management Practices (BMPs) for stormwater runoff. These RCMs regulate impacts related to construction and operational noise and will ensure the project will not have significant impacts on noise and water. Furthermore, the project site was not identified as a Hazardous Waste Site, according to Envirostor, the State of California's database of Hazardous Waste Sites. The project site is also located within the Los Angeles City Methane Zone, which indicates that naturally occurring methane may be present in the subsurface at the site. Regulatory Compliance Measures during permitting will address any potential impacts from the project's location in the Methane Zone. Therefore, no issues that are considered likely to have a materially significant impact on the site. the project will not create any hazardous impact and this exception does not apply.

Furthermore, a Vehicle Miles Traveled (VMT) calculator analysis (Attachment B) shows that the project generates 134 daily vehicle trips and does not exceed the threshold criteria established by the Los Angeles Department of Transportation (LADOT) of 250 daily vehicle trips for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic.

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.

Given that the project is located within a Special Bureau of Engineering (BOE) Grading Area, specifically the following RCM 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.

Therefore, 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.*



The project site will be adequately served by all public utilities and services given that the construction of a new 32-unit apartment development will be on a site which has been previously developed and is consistent with the General Plan.

Therefore, the project meets all the criteria for the Class 32 Exemption.

### **Class 32 Exceptions**

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.

**(a) 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 site is comprised of two (2) contiguous lots with an approximate area of 16,017 square feet. One lot is currently vacant, and the other lot contains a 710 square-foot single family dwelling. The project is for the demolition of the existing single family dwelling, and the construction, use, and maintenance of a 32-unit apartment building that is five (5) stories with a subterranean parking level, a maximum height of 68 feet, and contains 45,039 square feet of floor area.

The project also proposes the export of 15,501 cubic yards of earth. The haul route approval will be subject to recommended conditions prepared by the Los Angeles Department of Transportation (LADOT) and considered by the Board of Building and Safety Commissioners. These conditions will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Additionally, each project would be subject to the review of LADOT and the Bureau of Street Services and conditions of approval issued by the Board of Building and Safety Commissioners.

Staff conducted a ZIMAS Case Number Report (Attachment D) using a 500-foot radius to assess the number of the same type of projects in the same place. At the time of writing this report, there was one (1) other project of the same type, case no. DIR-2019-1517-TOC-WDI located at 131-132 N. Rosemont Drive. That project is currently under construction, and it is unlikely that the construction schedule will overlap with the proposed project. Though there is one (1) concurrent project within the vicinity, the proposed project is subject to Regulatory Compliance Measures (RCMs) that would ensure that project impacts are less than significant. The subject RCMs relate to air quality, noise, hazardous materials, geology, water quality and transportation. Since the project impacts are less than significant, the project's contribution to cumulative impacts would not be cumulatively considerable and therefore would be less than significant.

**(b) 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 five-story, 32-unit apartment building in an area zoned and designated for such development. The site is comprised of two (2) contiguous lots. One lot, located at 126 N. Park View Street, is currently vacant. The other lot, located at 132 N.

Park View Street is currently improved with a 710-square-foot single-family dwelling. The site has a total area of approximately 16,017 square feet. All surrounding lots are developed with commercial, institutional, and residential uses. Adjacent lots to the north and west, across Park View Street, are zoned RD1.5-1. Adjacent lots to the east and south are also zoned R3-1. Further south, surrounding lots are zoned C2-1. Surrounding properties are all developed with commercial, institutional and single- and multi-family buildings that range in height from one- to five-stories. The project proposes a Floor Area Ratio (FAR) of approximately 3.83:1 on a site that is permitted to have a maximum FAR of 4.2:1 per the Transit Oriented Communities Program. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

- (c) 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, is located approximately 34 miles northwest of the 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.

- (d) Hazardous Waste.** *A categorical exemption shall not apply for a project located on a site included on any list compiled under 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. Therefore, this exception does not apply.

- (e) 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 is not 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. In an email (Attachment D) dated April 9, 2024, the Office of Historic Resources confirmed that there was no evidence that the single-family dwelling, located at 126-132 Park View Street has been, or is eligible for, listing at the local, state, or national level and would not require any historic resource analysis. Based on this, the Project will not result in a substantial adverse change to the significance of a historical resource; thus, this exception does not apply.

Attachments:

A – Tree Report

B –Vehicle Miles Travelled (VMT) Analysis

C – ZIMAS Case Number Report

D – Email Correspondence, Office of Historic Resources (dated April 9, 2024)

## **ATTACHMENT A – TREE REPORT**

# 126 N. Park View St. Arborist Report

Prepared for South Park Group Inc.  
c/o David Ravanshenas  
8322 Beverly Blvd Ste. 301  
Los Angeles, CA 90048

**Prepared by James Komen**  
BCMA WE-9909B  
RCA #555

**Class One Arboriculture Inc.**  
3763 Ramsdell Ave.  
Glendale, CA 91214  
818-495-5344  
classonearboriculture@gmail.com

July 20, 2023

## Table of Contents

Background	Page 3
Project Description	Page 3
Subject Tree Findings	Page 4
Matrix of All Trees on Site	Page 12
Protected Tree Matrix	Page 13
Protected Trees to be Removed	Page 13
Protected Trees to Remain on Site	Page 13
Recommendations and Construction Impact Guidelines	Page 14
Replacement Trees	Page 15
Limitations	Page 16
Site Photos	Page 17
Site Map attached separately	

## Background

Christine Dy of Plus Architects contacted me on behalf of David Ravanshenas of South Park Group Inc. and asked me to prepare a Protected Tree Report complying with the requirements of the City of Los Angeles to document the impact of a proposed construction project on the trees growing at the subject property.

I visited the subject property on July 19, 2023 at 11:00am to collect data for this report.

## Project Description

Two adjacent hillside lots are proposed for development. One lot is vacant and is populated by trees, shrubs, and weeds. The adjacent lot has a single family residence and an accessory dwelling unit. Both lots will be cleared, and a new 5-story multifamily structure with subterranean parking will be built.

I recorded data for 30 trees on and around the subject property. None of them are protected native trees per Ordinance 186,873 covering native trees and native shrubs: Native Oaks (*Quercus sp.*), California Sycamore (*Platanus racemosa*), California Black Walnut (*Juglans californica*), Bay Laurel (*Umbellularia californica*), Toyon (*Heteromeles arbutifolia*), and Elderberry (*Sambucus mexicana*).




3 trees are growing within the public right of way. One street tree will be removed to provide access for the electrical transformer to be installed. The remaining two street trees are fronting neighboring properties to the north and south. Those trees will be retained in place and will not likely be impacted by the construction project if the recommendations in this report are followed.




27 unprotected trees on the subject property will be removed.



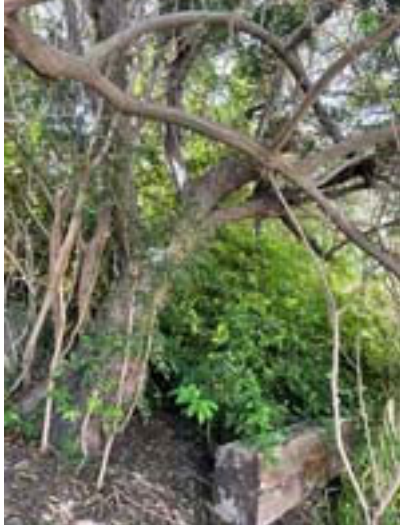
A total of 1 street tree and 27 unprotected trees will be removed. No other trees will be removed or impacted. No protected trees will be removed or impacted within the scope of the proposed project. No protected trees on neighboring properties will be removed or impacted by the proposed project.




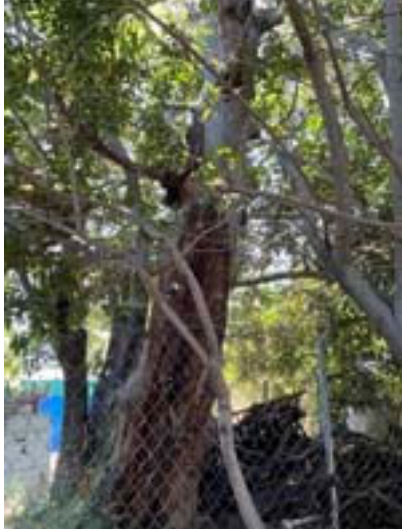

## Subject Tree Findings




	<p><b>Tree 1</b> <i>Celtis occidentalis</i> – Hackberry</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed rear access staircase.</p> <p>This tree has a multi-stem structure. Its canopy has symptoms of heat and drought stress.</p>
	<p><b>Tree 2</b> <i>Celtis occidentalis</i> – Hackberry</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed rear access staircase.</p> <p>This tree has symptoms of heat and drought stress.</p>
	<p><b>Tree 3</b> <i>Carya illinoensis</i> – Pecan</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed rear access staircase.</p> <p>This tree has symptoms of heat and drought stress.</p>




	<p><b>Tree 4</b>  <i>Citrus sp.</i> – Citrus</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed building.</p> <p>This tree has been suppressed by vines.</p>
	<p><b>Tree 5</b>  <i>Ulmus pumila</i> – Siberian Elm</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed building.</p> <p>This tree has symptoms of heat and drought stress. It has been colonized by vines.</p>
	<p><b>Tree 6</b>  <i>Syzygium australe</i> – Brush Cherry</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed building.</p> <p>This tree has been colonized by vines.</p>

	<p><b>Tree 7</b>  <i>Syzygium australe</i> – Brush Cherry</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed building.</p> <p>This tree has been colonized by vines.</p>
	<p><b>Tree 8</b>  <i>Yucca elephantipes</i> – Spineless Yucca</p> <p>These trees are not protected by ordinance. They will be removed because they are growing within the footprint of the proposed building.</p> <p>They all have varying degrees of symptoms of heat and drought stress. They are all approximately the same size, are evenly spaced apart, and are growing along the edge of the flat pad of the lot. Based on these facts, I concluded that they were likely planted at some point in the past and were not naturally growing.</p>
	<p><b>Tree 16</b>  <i>Schinus terebinthifolia</i> – Brazilian Pepper</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed building.</p> <p>This tree has been partially suppressed due to competition with its neighbors.</p>






	<p><b>Tree 17</b>  <i>Schinus terebinthifolia</i> – Brazilian Pepper</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed building.</p> <p>This tree has been partially suppressed due to competition with its neighbors.</p>
	<p><b>Tree 18</b>  <i>Pinus sp.</i> – Pine Tree</p> <p>This tree is not protected by ordinance. It will be removed because it is a dead stump.</p>
	<p><b>Tree 19</b>  <i>Celtis occidentalis</i> – Hackberry</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed building.</p> <p>This tree has symptoms of heat and drought stress.</p>



	<p><b>Tree 20</b>  <i>Schinus terebinthifolia</i> – Brazilian Pepper</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed building.</p> <p>This tree has symptoms of heat and drought stress. Part of its canopy has been colonized by bougainvillea.</p>
	<p><b>Tree 21</b>  <i>Persea americana</i> – Avocado</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed building.</p> <p>This tree has symptoms of heat and drought stress.</p>
	<p><b>Tree 22</b>  <i>Psidium guajava</i> – Guava</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed side access staircase.</p> <p>This tree has been suppressed due to competition from its neighbor. Its foliage has symptoms of heat and drought stress.</p>

	<p><b>Tree 23</b>  <i>Carya illinoensis</i> – Pecan</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed side access staircase.</p> <p>This tree has minor symptoms of heat and drought stress.</p>
	<p><b>Tree 24</b>  <i>Persea americana</i> – Avocado</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed building.</p> <p>This tree has severe symptoms of heat and drought stress.</p>
	<p><b>Tree 25</b>  <i>Citrus sp.</i> – Citrus</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed building.</p> <p>This tree has been suppressed due to competition with its neighbors.</p>



	<p><b>Tree 26</b>  <i>Celtis occidentalis</i> – Hackberry</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed grading at the rear of the lot.</p> <p>This tree has been colonized by vines. It has been partially suppressed due to competition with the vines and with the neighboring tree.</p>
	<p><b>Tree 27</b>  <i>Pittosporum undulatum</i> – Victorian Box</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed grading at the rear of the lot.</p> <p>This tree has been colonized by vines. It has been partially suppressed due to competition with the vines.</p>
	<p><b>Tree OP28</b>  <i>Washingtonia robusta</i> – Mexican Fan Palm</p> <p>This tree is not protected by ordinance. It is growing within the public right of way in front of the neighboring property to the north. It will be retained in the landscape through the proposed project.</p> <p>This tree is healthy. No treatment is recommended.</p>



	<p><b>Tree 29</b>  <i>Washingtonia robusta</i> – Mexican Fan Palm</p> <p>This tree is not protected by ordinance. It is growing within the public right of way. It will be removed to permit access for the electrical transformer to be moved into place.</p> <p>This tree has symptoms of heat and drought stress.</p>
	<p><b>Tree OP30</b>  <i>Geijera parviflora</i> – Australian Willow</p> <p>This tree is not protected by ordinance. It is growing within the public right of way in front of the neighboring property to the south. It will be retained in the landscape through the proposed project.</p> <p>This tree has a history of pruning with heading cuts. Its foliage has symptoms of heat and drought stress.</p> <p>I recommend applying supplemental irrigation. Moisten the soil within the drip line of the tree to a depth of 6-12 inches twice per year from March through October. I also recommend applying a layer of coarse bark mulch over the bare soil. The mulch layer should be 2-4 inches thick.</p>

## Matrix of All Trees on Site

Tree #	Tag #	Species	Common Name	DBH	Combined DBH	Height	Spread	Condition	Treatment	Rate	Protected?	Remove?	Natural?	Encroach?	Impact Activity
1	2901	<i>Celtis occidentalis</i>	Hackberry	8", 2x6", 2x5"	14 in	28'	35'	multi-stem, heat/drought stress	Remove	B-	No	Yes	Yes	Yes	rear access staircase
2	2902	<i>Celtis occidentalis</i>	Hackberry	2x4", 2x2"	6 in	25'	15'	heat/drought stress	Remove	B	No	Yes	Yes	Yes	rear access staircase
3	2903	<i>Carya illinoensis</i>	Pecan	7"	7 in	35'	18'	heat/drought stress	Remove	B	No	Yes	Yes	Yes	rear access staircase
4	no tag	<i>Citrus sp.</i>	Citrus	3x3"	5 in	10'	12'	suppressed by vines	Remove	D	No	Yes	No	Yes	building
5	2905	<i>Ulmus pumila</i>	Siberian Elm	6", 5", 2x4"	10 in	18'	24'	heat/drought stress, colonized by vines	Remove	B	No	Yes	No	Yes	building
6	no tag	<i>Syzygium australe</i>	Brush Cherry	~6"	6 in	25'	18'	colonized by vines	Remove	B	No	Yes	No	Yes	building
7	no tag	<i>Syzygium australe</i>	Brush Cherry	~6"	6 in	25'	18'	colonized by vines	Remove	B	No	Yes	No	Yes	building
8	no tag	<i>Yucca elephantipes</i>	Spineless Yucca	~3x6"	10 in	15'	15'	heat/drought stress	Remove	B	No	Yes	No	Yes	building
9	no tag	<i>Yucca elephantipes</i>	Spineless Yucca	~3x6"	10 in	15'	15'	heat/drought stress	Remove	B	No	Yes	No	Yes	building
10	no tag	<i>Yucca elephantipes</i>	Spineless Yucca	~3x6"	10 in	15'	15'	heat/drought stress	Remove	B	No	Yes	No	Yes	building
11	no tag	<i>Yucca elephantipes</i>	Spineless Yucca	~3x6"	10 in	15'	15'	heat/drought stress	Remove	B	No	Yes	No	Yes	building
12	no tag	<i>Yucca elephantipes</i>	Spineless Yucca	~3x6"	10 in	15'	15'	heat/drought stress	Remove	B	No	Yes	No	Yes	building
13	no tag	<i>Yucca elephantipes</i>	Spineless Yucca	~3x6"	10 in	15'	15'	heat/drought stress	Remove	B	No	Yes	No	Yes	building
14	no tag	<i>Yucca elephantipes</i>	Spineless Yucca	~3x6"	10 in	15'	15'	heat/drought stress	Remove	B	No	Yes	No	Yes	building
15	no tag	<i>Yucca elephantipes</i>	Spineless Yucca	~3x6"	10 in	15'	15'	heat/drought stress	Remove	B	No	Yes	No	Yes	building
16	2906	<i>Schinus terebinthifolia</i>	Brazilian Pepper	12", 6", 4"	14 in	20'	20'	partial suppression	Remove	B+	No	Yes	No	Yes	building
17	2907	<i>Schinus terebinthifolia</i>	Brazilian Pepper	8", 6", 3x5", 3x4"	15 in	20'	20'	partial suppression	Remove	B+	No	Yes	No	Yes	building
18	2908	<i>Pinus sp.</i>	Pine Tree	15"	15 in	12'	3'	dead stump	Remove	F	No	Yes	No	Yes	building
19	2909	<i>Celtis occidentalis</i>	Hackberry	9", 3x6"	14 in	20'	20'	heat/drought stress	Remove	B	No	Yes	No	Yes	building
20	2910	<i>Schinus terebinthifolia</i>	Brazilian Pepper	12"	12 in	15'	20'	heat/drought stress, colonized by vines	Remove	B-	No	Yes	No	Yes	building
21	2911	<i>Persea americana</i>	Avocado	2x2", 2x3", 2x2"	3 in	12'	12'	heat/drought stress suppressed, heat/drought stress	Remove	B-	No	Yes	No	Yes	building
22	2912	<i>Psidium guajava</i>	Guava	2x2"	5 in	10'	10'	stress	Remove	C	No	Yes	No	Yes	side access staircase
23	2913	<i>Carya illinoensis</i>	Pecan	9", 4"	10 in	30'	20'	minor heat/drought stress	Remove	B+	No	Yes	Yes	Yes	side access staircase
24	no tag	<i>Persea americana</i>	Avocado	3x2"	3 in	12'	10'	severe heat/drought stress	Remove	D	No	Yes	No	Yes	building
25	no tag	<i>Citrus sp.</i>	Citrus	3"	3 in	10'	10'	suppressed	Remove	C+	No	Yes	No	Yes	building
26	2914	<i>Celtis occidentalis</i>	Hackberry	4x5", 3", 15", 8"	10 in	20'	18'	colonized by vines, partial suppression colonized by vines, partial suppression	Remove	C	No	Yes	Yes	Yes	rear grading
27	2915	<i>Pittosporum undulatum</i>	Victorian Box	19"	17 in	28'	25'	suppression	Remove	C	No	Yes	No	Yes	rear grading
28	no tag	<i>Washingtonia robusta</i>	Mexican Fan Palm	19"	19 in	10' B/T	12'	healthy	none	A	No	No	No	No	
29	2916	<i>Washingtonia robusta</i>	Mexican Fan Palm	18"	18 in	10' B/T	12'	heat/drought stress past heading cuts, heat/drought stress	Remove	B	No	Yes	No	Yes	transformer access
30	no tag	<i>Geijera parviflora</i>	Australian Willow	7"	7 in	18'	15'		irrigate, mulch	B-	No	No	No	No	

**Protected Tree Matrix**

There are no protected trees on the property.

**Protected Trees to be Removed**

There are no protected trees on the property.

**Protected Trees to Remain on Site**

There are no protected trees on the property.

## **Recommendations and Construction Impact Guidelines**

### **Pre-Construction**

These recommendations should be implemented prior to the start of construction.

- Erect tree protection zone fencing as shown in this report. No construction activity, heavy equipment access, or materials storage should take place within the tree protection zones during construction without the direct supervision and approval of a certified arborist. Fencing should be sturdy, in ground, at least four feet in height, and brightly colored.
- Apply supplemental irrigation to Tree OP30. Moisten the soil within the drip line to a depth of 6-12 inches twice per month from March through October.
- Apply a layer of coarse bark mulch 2-4 inches thick over the bare soil within the drip line of Tree OP30. The particle size of the mulch should be at least 1 inch in length.
- After obtaining permits from the City to do so, remove the trees approved for removal by the urban planner.

### **During Construction**

This is the stage where mechanical injury is the most likely to occur. By following these recommendations, the likelihood of accidental damage will be reduced:

- Inform all construction personnel of the intention to preserve the trees. Many times damage occurs because workers are not aware of the importance of preserving the trees on site. This includes contractors and their respective subcontractors as well.
- If any changes are made to the plans resulting in any excavation or equipment access within the dripline of any tree, the project arborist should be informed. Additional protection measures may need to be discussed.
- Throughout the construction period, a certified arborist should make periodic site visits to ensure the tree protection plan is being followed.
- No construction activity should take place within the tree protection zones. This includes construction worker access, materials storage, and equipment access.
- If any injury should occur to any tree during construction, the project arborist should be informed within 24 hours so it may be evaluated and treated as soon as possible.

- All excavation within 5 feet of the drip line of any tree intended to be retained in place should be directly supervised by a Certified Arborist. If roots larger than 1 inch in diameter are encountered, the arborist should determine whether they may be severed or must be retained.
- If during any part of the construction phase there is a significant amount of particulates in the air (from cutting materials or any other activity), a shop vacuum or equivalent should be used during the cutting or other activity to reduce the amount of particulates that are deposited on the foliage. If despite a good faith effort to reduce particulates, a layer is still deposited on the foliage, wash it off with a jet of water at the end of each construction day where particulates are deposited.
- During the painting phase, if spray-application of paint is used within proximity of any tree, cover the windward side of the trunk and scaffold branches of the tree with plastic at the beginning of each painting day to avoid paint drifting onto the tree. Remove the plastic at the end of each day to allow for air circulation.
- Continue to irrigate Tree OP30 as described above.
- Retain the tree protection zone fencing until construction activity has been completed or until the landscape installation phase begins. Even when landscapers are permitted near the trees, make sure they are aware of the intention to preserve the tree and the roots if any digging is performed for irrigation lines or plant installation.

### **Post-Construction Care**

The most stressful time of year for the subject trees will be the summer immediately following construction. The following management practices are recommended:

- Refresh the layer of coarse mulch over the soil around Tree OP30.
- Continue to irrigate Tree OP30 as described above.
- The subject trees may be monitored by a certified arborist for development of disease, decay, or other symptoms of stress due to construction activity. Deadwood may be removed as it appears, and as much live wood as possible should be retained on the trees, provided that it doesn't come into conflict with the infrastructure.

### **Replacement Trees**

One street tree and 27 unprotected trees will be removed. The quantity, species, and size of replacement trees to be planted, if any, will be determined by the City and the project landscape architect.

## **Limitations**

My observations are based on a strictly visual inspection of the property, and some hidden or buried symptoms and signs may not have been observed. I did not conduct excavation, coring, or climbing inspection to make observations. My analysis is only based on the observations I gathered at the time of inspection. I do not guarantee the safety of the subject trees. There is no warranty or guarantee, expressed or implied, that problems or deficiencies may not arise in the future.

Arborists are tree specialists who use their knowledge, education, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways not fully understood. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, locations of surveyed landmarks, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.



## Site Photos



**Figure 1:** Tree 1





**Figure 2:** Tree 2





**Figure 3: Tree 3**





**Figure 4:** Tree 4





**Figure 5:** Tree 5





**Figure 6:** Tree 6





**Figure 7:** Tree 7





**Figure 8:** Trees 8-15, from left to right





**Figure 9: Tree 16**





**Figure 10:** Tree 17





**Figure 11:** Tree 18





**Figure 12:** Tree 19





**Figure 13: Tree 20**





**Figure 14:** Tree 21





**Figure 15: Tree 22**





**Figure 16:** Tree 23





**Figure 17: Tree 24**





**Figure 18: Tree 25**





**Figure 19: Tree 26**





**Figure 20:** Tree 27





**Figure 21:** Tree OP28





**Figure 21b: Tree OP28, Protection**





**Figure 22:** Tree 29





**Figure 23:** Tree OP30





**Figure 23b: Tree OP30, Protection**





**Figure 24:** Cluster of cape honeysuckle (*Tecomaria capensis*).





**Figure 25:** Cluster of cape honeysuckle (*Tecomaria capensis*)





**Figure 26:** The vacant lot is covered by weeds, shrubs, and unprotected trees.







## **ATTACHMENT B – VEHICLE MILES TRAVELLED (VMT) ANALYSIS**





## REFERRAL FORMS:

# TRANSPORTATION STUDY ASSESSMENT

## DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

**RELATED CODE SECTION:** Los Angeles Municipal Code Section 16.05 and various code sections.

**PURPOSE:** The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

### GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with Los Angeles City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
  - Ministerial / by-right projects
  - Discretionary projects limited to a request for change in hours of operation
  - Tenant improvement within an existing shopping center for change of tenants
  - Any project only installing a parking lot or parking structure
  - Time extension
  - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT.

### SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

- ☐ Copy of Department of City Planning Application ([CP-7771.1](#)).
- ☐ Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- ☐ If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- ☐ Copy of project-specific VMT Calculator analysis results.

**TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW**

**LADOT DEVELOPMENT SERVICES DIVISION OFFICES:** Please route this form for processing to the appropriate LADOT Development Review Office as follows (see [this map](#) for geographical reference):

**Metro**

213-972-8482  
100 S. Main St, 9<sup>th</sup> Floor  
Los Angeles, CA 90012

**West LA**

213-485-1062  
7166 W. Manchester Blvd  
Los Angeles, CA 90045

**Valley**

818-374-4699  
6262 Van Nuys Blvd, 3<sup>rd</sup> Floor  
Van Nuys, CA 91401

**1. PROJECT INFORMATION**

Case Number: \_\_\_\_\_

Address: \_\_\_\_\_

Project Description: \_\_\_\_\_

Seeking Existing Use Credit (will be calculated by LADOT): Yes \_\_\_\_\_ No \_\_\_\_\_ Not sure \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Applicant E-mail: \_\_\_\_\_ Applicant Phone: \_\_\_\_\_

Planning Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**2. PROJECT REFERRAL TABLE**

	Land Use (list all)	Size / Unit	Daily Trips <sup>1</sup>
Proposed <sup>1</sup>			
	Total trips <sup>1</sup> :		


**a.** Does the proposed project involve a discretionary action? **Yes** ☐ **No** ☐

**b.** Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup>? **Yes** ☐ **No** ☐

**c.** If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station<sup>3</sup>? **Yes** ☐ **No** ☐

If **YES** to **a.** and **b.** or **c.**, or to **all** of the above, the Project must be referred to LADOT for further assessment.

Verified by: Planning Staff Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature:  Date: \_\_\_\_\_

<sup>1</sup> Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

<sup>2</sup> To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

<sup>3</sup> Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

**TO BE COMPLETED BY LADOT**

### 3. PROJECT INFORMATION

	Land Use (list all)	Size / Unit	Daily Trips
Proposed			
	Total new trips:		
Existing			
	Total existing trips:		
	Net Increase / Decrease (+ or -)		

- a. Is the project a single retail use that is less than 50,000 square feet? Yes ☐ No ☐
- b. Would the project generate a net increase of 250 or more daily vehicle trips? Yes ☐ No ☐
- c. Would the project generate a net increase of 500 or more daily vehicle trips? Yes ☐ No ☐
- d. Would the project result in a net increase in daily VMT? Yes ☐ No ☐
- e. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? Yes ☐ No ☐
- f. Does the project trigger Site Plan Review (LAMC 16.05)? Yes ☐ No ☐
- g. Project size:
- i. Would the project generate a net increase of 1,000 or more daily vehicle trips? Yes ☐ No ☐
- ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? Yes ☐ No ☐
- iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? Yes ☐ No ☐

#### VMT Analysis (CEQA Review)

If **YES** to **a.** and **NO** to **e.** a VMT analysis is **NOT** required.

If **YES** to both **b.** and **d.**; or to **e.** a VMT analysis **is** required.

#### Access, Safety, and Circulation Assessment (Corrective Conditions)

If **YES** to **c.**, a project access, safety, and circulation evaluation may be required.

If **YES** to **f.** and either **g.i.**, **g.ii.**, or **g.iii.**, an access assessment may be required.

LADOT Comments:

---



---



---



---



*Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.*

**4. Specific Plan with Trip Fee or TDM Requirements:** **Yes** ☐ **No** ☐

Fee Calculation Estimate: \_\_\_\_\_

VMT Analysis Required (Question b. satisfied): **Yes** ☐ **No** ☐

Access, Safety, and Circulation Evaluation Required (Question c. satisfied): **Yes** ☐ **No** ☐

Access Assessment Required (Question c., f., and either g.i., g.ii. or g.iii satisfied): **Yes** ☐ **No** ☐

Prepared by DOT Staff Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.4



*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

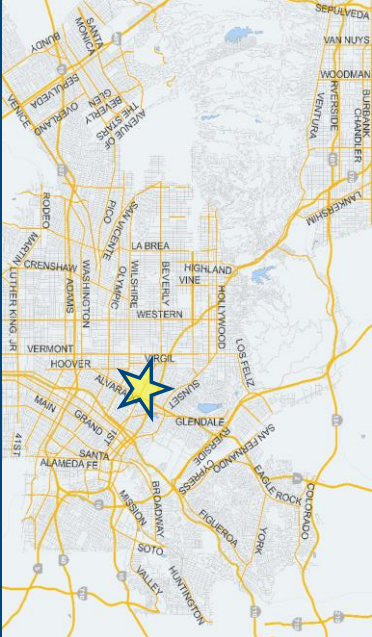
## Project Information

Project:

Scenario:

Address:

[www](#)



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

☒ Yes ☐ No

## Existing Land Use

Land Use Type	Value	Unit
Housing   Single Family	1	DU
Housing   Single Family	1	DU

☐ Click here to add a single custom land use type (will be included in the above list)

## Proposed Project Land Use

Land Use Type	Value	Unit
Housing   Affordable Housing - Family	3	DU
Housing   Multi-Family	29	DU
Housing   Affordable Housing - Family	3	DU

☐ Click here to add a single custom land use type (will be included in the above list)

## Project Screening Summary

Existing Land Use	Proposed Project
6 Daily Vehicle Trips	134 Daily Vehicle Trips
42 Daily VMT	916 Daily VMT

### Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

### Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	128 Net Daily Trips
The net increase in daily VMT ≤ 0	874 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0,000 ksf
The proposed project is not required to perform VMT analysis.	



## **ATTACHMENT C – ZIMAS CASE NUMBER REPORT**

ENV-2024-5425-CE - ZIMAS CASE NUMBERS REPORT

ADDRESS

132 N ROSEMONT AVE

131 N ROSELAKE AVE

131 1/2 N ROSELAKE AVE

132 1/2 N ROSEMONT AVE

132 N PARK VIEW ST

126 N PARK VIEW ST

CASE NUMBER

DIR-2019-1517-TOC-WDI

DIR-2019-1517-TOC-WDI

DIR-2019-1517-TOC-WDI

DIR-2019-1517-TOC-WDI

DIR-2023-5424-TOC-HCA

DIR-2023-5424-TOC-HCA

Accessed October 10, 2023



**ATTACHMENT D – EMAIL CORRESPONDENCE, OFFICE OF HISTORIC RESOURCES  
(DATED APRIL 9, 2024)**



Marie Pichay <marie.pichay@lacity.org>

---

**Re: 126-132 N Park View**

1 message

**Planning Ohr** <planning.ohr@lacity.org>  
To: Marie Pichay <marie.pichay@lacity.org>

Tue, Apr 9, 2024 at 10:58 AM

Hi Marie,

There's no evidence that the house at [126-132 N Park View Street](#) has been or is eligible for listing at the local, state, or national level. With respect to CEQA, our office would not require further analysis or an Historic Resource Assessment outright.

Please let us know if any more information comes to light, and thank you for checking in with us on this.

Best,  
Rafael

On Tue, Apr 2, 2024 at 2:39 PM Marie Pichay <marie.pichay@lacity.org> wrote:

Hello,

I have a project located at [126-132 N Park View Street](#). The lot located at 126 Park View Street is vacant, but the lot located at 132 N Park View Street has a 710 sf single family dwelling built in 1903. The single family dwelling is proposed for demolition. I've attached photos. Could you please advise if additional assessment is required?

Thank you!  
Marie



**Marie Pichay**  
*Preferred Pronouns: she, her, hers*  
City Planning Associate  
**Los Angeles City Planning**  
200 N. Spring St., Room 621  
Los Angeles, CA 90012  
T: (213) 978-1470 | [Planning4LA.org](#)



**Office of Historic Resources**  
**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
T: (213) 847-3676 | [Planning4LA.org](#)

