

ON October 01 2024UNTIL October 31 2024

REGISTRAR - RECORDER/COUNTY CLERK

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

2024 204708

FILED
Oct 01 2024

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by HEIDI VALTIERRA

(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
 CPC-2023-5876-CU-DB-DRB-SPP-VHCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-5877-CE

PROJECT TITLE

10756 Wilkins Ave

COUNCIL DISTRICT

5 – Katy Yaroslavsky

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

10756 West Wilkins Avenue☐ Map attached.

The project is the construction of a new 5-story, 56-foot-tall multi-family residential building consisting of 11 dwelling units (including two (2) Very Low Income Units). The project will be approximately 11,941 square feet with a Floor Area Ratio ("FAR") of approximately 3.66:1. The project will provide seven (7) vehicular parking spaces and 12 long-term bicycle parking spaces in one (1) subterranean level. The site is currently improved with a single-family dwelling that will be demolished. No Protected or Significant Trees are located on the property. The project includes necessary grading and a haul route for the cut and export of 3,200 cubic yards of soil.

NAME OF APPLICANT / OWNER:

FIN Holdings LLC & Wilkins Group LLC

CONTACT PERSON (If different from Applicant/Owner above)

Daniel Ahadian, nur – Development | Consulting

(AREA CODE) TELEPHONE NUMBER

(310) 339 - 7344

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) **Sections 15301 (Class 1) & 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 Project qualifies for a Class 1 Categorical Exemption because it involves the demolition of one (1) single-family dwelling. The Project qualifies for a Class 32 Categorical Exemption as it is developed on an infill site and meets the following conditions: (a) Consistency with the applicable general plan designation and policies, & applicable zoning designation and regulations; (b) Within city limits on a site of no more than five acres substantially surrounded by urban uses; (c) No value as habitat for endangered, rare or threatened species; (d) Approval 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.

☒ 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

Kevin Fulton

Kevin Fulton

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Conditional Use, Density Bonus, Project Permit Compliance, & Design Review

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

2024 204708



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Denn C. Logan, Registrar - Recorder/County Clerk

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designated as CPL-2023-5876-CU-DB-DRB-SPP-VHCA

Kevin Fulton City Planning Associate
Department Representative

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

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DEPUTY DIRECTOR

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

**JUSTIFICATION FOR PROJECT EXEMPTION
CASE NO. ENV-2023-5877-CE**

The Department of City Planning determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines, Article 19, Sections 15301 (Class 1) & 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. The Notice of Exemption and Justification for Project Exemption for Environmental Case No. ENV-2023-5877-CE is provided in the case file.

Project Description

The project is the construction of a new 5-story, 56-foot-tall multi-family residential building consisting of 11 dwelling units (including two (2) Very Low Income Units). It will consist of six (6) two-bedroom units and five (5) one-bedroom units. The project will be approximately 11,941 square feet with a Floor Area Ratio ("FAR") of approximately 3.66:1. The project will provide seven (7) vehicular parking spaces and 12 long-term bicycle parking spaces in one (1) subterranean level with access from a two-way driveway on Ohio Avenue. One (1) short-term bicycle parking space will be provided at ground level. According to a Tree Report prepared by Lisa Smith, The Tree Resource, dated August 17, 2023, there are no protected trees on the subject site or public right-of-way. However, there are two (2) non-protected trees on the subject site proposed for removal as part of the project. There are also five (5) street trees in the public right-of-way that will be retained and protected in place. The project includes necessary grading and a haul route for the cut and export of 3,200 cubic yards of soil. The site is currently improved with a vacant single-family dwelling proposed for demolition.

CEQA Determination – Class 1 Categorical Exemption Applies

A project qualifies for a Class 1 Categorical Exemption if it involves the demolition and removal of individual small structures, including up to three (3) single-family residences in urbanized areas. The proposed project qualifies for a Class 1 Categorical Exemption because it involves the demolition of a single-family dwelling on a site located in an urbanized area within the City of Los Angeles.

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 following criteria:



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Donna C. Logan, Registrar-Recorder/County Clerk

Electronically signed by HEIDI WALTON

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Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by HEIDI ZALYBELLA

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Kevin Fulton City Planning Associate
Department Representative

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ENV-2023-5877-CE

Dean D. Logan, Registrar-Recorder/County Clerk

Electronically signed by HEIDI VALTIERRA

- (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 project site is located within the Westwood Community Plan, Westwood Community Multi-Family Specific Plan (WMFSP), Westwood Community Design Review Board Specific Plan, and the West Los Angeles Transportation Improvement and Mitigation Specific Plan. Please see Findings 10 and 11 regarding the project's consistency with the WMFSP and the Westwood Community Design Review Board Specific Plan.

The subject site has a Low Medium II Residential land use designation, with corresponding zones of RD1.5-1, RD2, RW2, and RZ2.5. The site is zoned [Q]RD1.5-1, consistent with the land use designation. The RD1.5 Zone allows for one dwelling unit per 1,500 square feet of lot area. The project site is also in Height District 1 which permits a floor area of three times the Buildable Area (FAR 3:1) and a maximum building height of 45 feet in the RD1.5 Zone. The Q condition on the project site, enacted through Ordinance No. 163,187, requires that all projects with two (2) or more units be subject to review by the Westwood Community Design Review Board.

The project site, located at 10756 West Wilkins Avenue, has frontages of approximately 109 feet on both Wilkins and Ohio Avenue and 56.63 feet along both abutting properties, resulting in a total area of 6,744 square feet. The Bureau of Engineering will require a 3-foot dedication along Ohio Avenue as part of the project, resulting in a net lot area of 6,217 square feet. As such, the project site is consistent with the minimum lot width and lot area requirements for the RD1.5 Zone. Pursuant to State Density Bonus Law and LAMC Section 12.22 – A.25, the applicant is requesting On & Off-Menu Incentives and Waivers of Development Standards in exchange for providing two (2) Very Low Income Units for 55 years.

First, the proposed project is consistent with the following goals, objectives, and policies of the General Plan Framework Element:

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.2.3: Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.

Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

Objective 4.2: Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher density developments and surrounding lower density residential neighborhoods.

Policy 4.2.1: Offer incentives to include housing for very low and low-income households in mixed-use developments.

Objective 7.9: Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent/range, access to local services and access to transportation, to accommodate future population growth and enable a reasonable portion of the City's work force to both live and work in the City.

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Kevin Fulton City Planning Associate
Department Representative

Policy 7.9.1: Promote the provision of affordable housing through means which require minimal subsidy levels and which, therefore, are less detrimental to the City's fiscal structure.

The project involves the construction of a 11-unit, five-story multi-family dwelling on a site located approximately 2,500 feet from the future Metro D (Purple) Line station at the corner of Wilshire & Westwood Boulevard. The development will emphasize pedestrian/bicycle access by limiting onsite automobile parking to seven (7) spaces while also providing 12 long-term bicycle parking spaces. Moreover, the site is located within walking distance from UCLA, Ronald Reagan UCLA Medical Center, the West Los Angeles VA Medical Center, major commercial corridors along Westwood Boulevard and Westwood Village, and a variety of other employment and commercial uses.

The project is also located in an area with sufficient public infrastructure and services because the proposed multi-family residential building will be on a previously developed site that was served by all required utilities and public services and is consistent with the General Plan. The project site is served by the Los Angeles Police Department and Los Angeles Fire Department, Los Angeles Unified School District, and other public services. Additionally, the site is currently served by the Los Angeles Department of Water and Power, the Southern California Gas Company, and the Bureau of Sanitation. As such, the site can be adequately served by all required utilities and public services.

Finally, the project is utilizing Density Bonus incentives and waivers in exchange for the provision of two (2) Very Low Income Units for 55 years. The Very Low Income Units will not require any public subsidy.

The proposed project is also consistent with the following goals, objectives, and policies of the General Plan Housing Element:

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Objective 1.3: Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities.

Policy 1.3.2: Prioritize the development of new Affordable Housing in all communities, particularly those that currently have fewer Affordable units.

Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services, and transportation options.

Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed income housing, in areas near transit, jobs, and Higher Opportunity Areas, in order to facilitate a

Dean C. Logan, Registrar - Board of Community Credit
Electronically signed by DEAN C. LOGAN, REGISTRAR

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PL-2023-5876-LU-DB-DRB-SPP-VHCA
Karin Fulton City Planning Associate
Department Representative

better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.

The proposed project will result in a net increase of 10 new dwelling units to the City's housing stock and conforms with the applicable provisions of the Housing Element. The project will provide two (2) Low Income Units among the 11 total units in a "Higher Opportunity Area" as defined in the Housing Element. Additionally, this mixed-income development will be located near public transit options and a variety of retail, commercial, entertainment, recreational, educational, and employment opportunities. The development is also in a community that currently has fewer affordable units. According to the Department of City Planning's Housing Progress Dashboard, 69 affordable units were approved in the Westwood Community Plan Area between 2015 – 2022. The citywide average over the same period was 669 affordable units per Plan Area.

Next, the project is consistent with the following goals, objectives, and policies of the Westwood Community Plan, one of the Land Use Elements of the General Plan:

Goal 1: *A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community.*

Objective 1-1: *To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs for the existing residents and projected population of the Plan area to the year 2010.*

Policy 1-1.2: *Protect the quality of residential environment and promote the maintenance and enhancement of the visual and aesthetic environment of the community.*

Policy 1-1.3: *Provide for adequate multi-family residential development.*

Policy 1-2.1: *Locate higher density residential within designated multiple family areas and near commercial centers and major bus routes where public service facilities and infrastructure will support this development.*

Objective 1-3: *To preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.*

Objective 1-4: *To promote the adequacy and affordability of multiple-family housing and increase its accessibility to more segments of the population.*

Policy 1-4.1: *Promote greater individual choice in type, quality, price, and location of housing, including student housing within one mile of the UCLA campus.*

Policy 1-4.2: *Ensure that new housing opportunities minimize displacement of residents.*

The proposed project meets the above goals, policies, and objectives by providing multi-family dwelling units in a new, safe, and secure building. The proposed project is located within a neighborhood designated for Low Medium II Residential Land Uses, which includes multi-family residential uses, and is well served by facilities and necessary infrastructure. The project site is located approximately 3,078 feet from the UCLA campus and will result in a net increase of 10 dwelling units, including two (2) Very Low Income Units. The site is located in a Transit Priority Area (TPA) and within a ½ mile of the future Los Angeles Metropolitan Transportation Authority Purple (D) Line station at the corner of Wilshire & Westwood Boulevards, along with multiple local and rapid bus stops that encourage alternative modes of transportation. Finally, the project will



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Kevin Fulton City Planning Associate
Department Representative

not displace any existing residents as the site is currently improved with a vacant single-family dwelling.

Finally, the project is consistent with the following policies of the General Plan Mobility Element:

Policy 3.1: Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City's transportation system.

Policy 3.3: Land Use Access and Mix: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

The project is a pedestrian oriented development that provides affordable and market-rate units and is located 2,500 feet from the future Metro D (Purple) Line Station and several other public transit options. The site is also within walking distance from commercial corridors on Westwood Boulevard and Westwood Village as well as UCLA and a variety of other employment opportunities. The project will promote multi-modal transportation by limiting onsite vehicular parking to seven (7) spaces and providing 12 long term bicycle parking spaces.

As such, the project is consistent with the applicable Westwood Community Plan designation and policies and all applicable zoning designations and regulations as permitted by State Density Bonus Law.

- (b) **The proposed development occurs within city limits on a project site of 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 0.16 acres (6,774 square feet). It will be 0.14 acres (6,217 square feet) following dedications required by the Bureau of Engineering as part of the project. The subject site is in an urbanized area near the University of California - Los Angeles (UCLA) campus, Ronald Reagan UCLA Medical Center, and the West Los Angeles VA Medical Center. Surrounding properties along this block of Wilkins and Ohio Avenue (bounded by Selby Avenue to the east and Malcolm Avenue to the west) are also zoned [Q]RD1.5-1 and improved with multi-family dwellings ranging from one (1) to four (4) stories in height. The directly abutting properties to the west along Wilkins and Ohio Avenue are improved with two-story multi-family dwellings. The properties to the north are zoned [Q]RD1.5-1, R1-1-O, [Q]R3-1-O, and [Q]R5-3-O. These properties are improved with single & multi-family dwellings ranging from one (1) to three (3) stories in height as well as a mixed-use corridor along Wilshire Boulevard improved with high-rise residential and commercial structures. The properties to the east are zoned [Q]RD1.5-1 and R1-1-O and improved with single & multi-family dwellings ranging from one (1) to three (3) stories in height. The properties to the south are zoned [Q]RD1.5-1-O, R1-1, and [Q]PF-1XL-O and improved with educational and religious uses, including St. Paul the Apostle Church (a Historic/Cultural Landmark), St. Paul the Apostle School, Ralph Waldo Emerson Community Charter School, and the Los Angeles California Mormon Temple complex. Properties to the south are also improved with multi-family residential uses ranging from one (1) to five (5) stories in height. The properties to the west are zoned [Q]RD1.5-1, R1-1, and C4-1VL-POD. These properties are improved with single & multi-family dwellings as well as commercial structures along Westwood Boulevard that range from one (1) to three (3) stories in height.

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



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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. The site is currently developed with a vacant single-family dwelling. According to a Tree Report prepared by Lisa Smith, The Tree Resource, dated August 17, 2023, there are no protected trees on the subject site or public right-of-way. However, there are two (2) non-protected trees on the subject site proposed for removal as part of the project. There are also five (5) street trees in the public right-of-way that will be retained and protected in place. Furthermore, the project site does not adjoin any open space or wetlands that could support habitat for endangered, rare or threatened species. Therefore, the site does not contain or have value as habitat for endangered, rare or threatened species and is not located adjacent to any 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.**

A Noise Technical Report prepared by DKA Planning, dated August 2023, confirmed that the Project would not result in significant construction-related or operational noise impacts on the environment. The analysis considered noise from construction activities, operational noise sources from periodic delivery and trash hauling, outdoor use areas, conversation, rooftop equipment, off-site traffic, vibration, impacts to sensitive receptors. The analysis concluded that the project would not result in any significant effects relating to noise.

Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. According to the City of Los Angeles VMT Calculator Version 1.4 and LADOT Transportation Assessment Referral Form, dated September 5, 2023, the proposed 11-unit multi-family dwelling with six (6) onsite vehicular parking spaces is expected to generate 39 daily vehicle trips, well below the minimum 250 daily vehicle trips that would require 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.

The project's potential air quality effects were evaluated by estimating the potential construction and operations emissions of criteria pollutants and comparing those levels to significance thresholds provided by the Southern California Air Quality Management District (SCAQMD). The project's emissions were estimated using the CalEEMod 2022.1.1.17 model for the purposes of evaluating air quality impacts of proposed projects. The analysis considered construction activity emissions during site preparation, grading, building construction, paving, and architectural coating, as well as effects to sensitive receptors. The analysis confirms that the project would not exceed SCAQMD significance thresholds for air quality impacts.

Additionally, 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. RCMs include but are not limited to:

- **Regulatory Compliance Measure RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
 - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

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- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
 - **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
 - **Regulatory Compliance Measure RC-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.
 - **Regulatory Compliance Measure RC-HAZ-3: Explosion/Release (Soil Gases):** During subsurface excavation activities, including borings, trenching and grading, OSHA worker safety measures shall be implemented as required to preclude any exposure of workers to unsafe levels of soil-gases, including, but not limited to, methane.

These RCMs will ensure the project will not have significant impacts on noise, air quality, and water quality. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, approval of 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 because the proposed multi-family residential building will be on a previously developed site that was served by all required utilities and public services and is consistent with the General Plan. The project site is served by the Los Angeles Police Department and Los Angeles Fire Department, Los Angeles Unified School District, and other public services. Additionally, the site is currently served by the Los Angeles Department of Water and Power, the Southern California Gas Company, and the

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Bureau of Sanitation. As such, the site can be adequately served by all require utilities and public services.

Therefore, the project meets all of the Criteria for the Class 32 Categorical Exemption.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32:

- (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.*

Properties in the vicinity are predominantly developed with a mix of single and multi-family dwellings and the subject site is of a similar size and slope to nearby properties. According to Navigate LA and the Department of Building and Safety Haul Route Requests Status Table, there are two approved (10757 – 10759 West Wilkins Avenue & 10770 – 10776 West Wilkins Avenue), and zero pending haul route applications within 600 feet of the project site. However, the Director of Planning received a letter from the 10757 – 10759 West Wilkins Avenue project applicant on September 11, 2022, requesting abandonment of the project approved under Case Nos. DIR-2019-2657-DRB-SPP-TOC-1A and ENV-2019-2658-CE.

In light of the increase in construction activity in Grading Hillside Areas and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for Council Districts 4 and 5 for added enforcement to ensure safety and to protect the quality of life of area residents. As part of this program, a haul route monitor is assigned to a geographic area to monitor haul routes and keep track of daily activities in order to minimize impacts to neighboring residents. Haul routes are tracked via a Map for each district to identify the locations of construction sites for which a haul route was required.

In addition, haul route approvals 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. While there are three other known projects of the same type in the same neighborhood as the subject project, the hauling periods will be reviewed by LADOT and LADBS to reduce overlap. The proposed project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter (Log #118330), dated August 6, 2021, for the proposed project and as it may be subsequently amended or modified.

There is a succession of projects of the same type within this neighborhood; however, there is no evidence in the file (including in any technical studies) that there is a foreseeable cumulative significant impact from these projects in an any impact category; including in transportation due to LADOT and LADBS permitting and monitoring practices. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

- (b) **Significant Effect Due to Unusual Circumstances.** *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.*

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The project proposes an 11-unit multi-family residential building in an area zoned and designated for such development. The project site is also of a similar size and slope to nearby properties. The surrounding properties on the adjacent blocks of Wilkins and Ohio Avenue are improved with single and multi-family dwellings ranging from one (1) to four (4) stories in height that host between one (1) and fifteen dwellings per site. While the proposed project is slightly taller than most of the surrounding structures, the applicant qualifies for a 11-foot height increase pursuant to LAMC Section 12.25 A.25 and State Density Bonus Law. Furthermore, there is no substantial evidence in the administrative record that this project will cause a significant effect. 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. State Route 27 is located approximately nine (9) miles west of the subject site. Therefore, the subject site will not create any impacts within a designated state scenic highway, and this exception does not apply.

- (d) **Hazardous Waste Sites.** *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. The project site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.

- (e) **Historical 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 currently developed with a single-family dwelling that is not listed in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register, and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles.

The property directly across Ohio Avenue from the project site is improved with St. Paul the Apostle Catholic Church and School, a designated Historic/Cultural Landmark in the City of Los Angeles. However, the project's height, massing, and other defining features would not obscure or take away from the aesthetic of the historic resource due to the physical separation between the historic resource and proposed project – which would be located a minimum of 80 feet from the church. Additionally, the proposed project will not expand over the street and St. Paul the Apostle Church and School will remain visible from the public right-of-way along this block of Ohio Avenue. Moreover, the Los Angeles City Planning Office of Historic Resources reviewed the proposal and noted that the proposed project would not have any adverse impacts to the historic resource.

As such, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

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Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by HEIDI VALTIERRA

I hereby certify and attest this to be a true and correct
copy of the original record on file in the office of the
Department of City Planning of the City of Los Angeles
designated as CPL-2023-5876-CU-DB-DRB-SPP-UHKA

Kevin Futon City Planning Associate
Department Representative