

COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
DIR-2024-1933-TOC-VHCA / Transit Oriented Communities (TOC)

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2024-1934-CE
--	---------------------------------

PROJECT TITLE 1142 – 1144 West 35th Street	COUNCIL DISTRICT 8 – Harris-Dawson
---	---------------------------------------

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 1142 – 1144 West 35th Street	<input type="checkbox"/> Map attached.
--	--

PROJECT DESCRIPTION: Additional page(s) attached.
 The demolition of existing duplex and single family dwelling, and the construction of a new five-story, 67-foot tall, residential development with 13 residential dwelling units, including one (1) unit for Extremely Low Income Household occupancy and one (1) unit for Very Low Income Household occupancy. The project will have a Floor Area Ratio (FAR) of approximately 3.8:1 with approximately 15,958 square feet of floor area. The project will provide bicycle parking in accordance with LAMC Section 12.21 A.16.

NAME OF APPLICANT / OWNER:
Jiaying Liu / 1142 W 35th St LLC

CONTACT PERSON (If different from Applicant/Owner above) Maneri Roman	(AREA CODE) TELEPHONE NUMBER EXT. (213) 682-6366
--	---

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

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) Section 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 32 Categorical Exemption as it is developed on an infill site and meets the conditions as follows:
 (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a Project Site of no more than five acres substantially surrounded by urban uses; (c) The Project Site has no value as habitat for endangered, rare or threatened species; (d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The Site can be adequately served by all required utilities and public services.

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 Maneri Roman <i>Maneri Roman</i>	STAFF TITLE Planning Assistant
---	-----------------------------------

ENTITLEMENTS APPROVED
Transit Oriented Communities (TOC)

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 DIR-2024-1933-TOC-HCA

ENV-2024-1934-LE Manu Roman

Department Representative



JUSTIFICATION FOR PROJECT EXEMPTION ENV-2024-1934-CE

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the CEQA Guidelines designate the subject project as Categorical Exempt under State CEQA Guidelines, Article 19, Section 15332 (Class 32), Case No. ENV-2024-1934-CE.

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.
- (e) The site can be adequately served by all required utilities and public services.

Project

The project site is currently developed with a duplex and single family dwelling, which will be demolished. The project is for the construction of a new five-story, 67-foot tall, residential development with 13 residential dwelling units, including one (1) unit for Extremely Low Income Household occupancy and one (1) unit for Very Low Income Household occupancy. The project will have a Floor Area Ratio (FAR) of approximately 3.8:1 with approximately 15,958 square feet of floor area. The project will provide bicycle parking in accordance with LAMC Section 12.21 A.16.

Exceptions Narrative for Class 32 Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources. Planning staff evaluated all the potential exceptions to the use of Categorical Exemptions for the proposed project and determined that none of these exceptions apply as explained below:

- 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.*

There are several projects proposed, approved, or under construction within proximity to the site for both discretionary and by-right projects, including but not limited to:

- DIR-2023-4463-TOC-HCA, approved on June 17, 2024, was for a new five-story, 15 unit apartment building at 1146 West 35th Street.
- ADM-2024-2686-DB-VHCA-ED1, filed on April 25, 2024, is currently on hold. The project is for the construction of a new six story, 74-unit apartment building, at 1168 West 35th Street.
- ADM-2024-422-DB-HCA-ED1, approved on March 27, 2024, was for a new seven-story, 122-unit apartment building at 1250 West Jefferson Boulevard.
- DIR-2022-9389-TOC-VHCA, approved November 22, 2023, was for a new six-story, 10-unit apartment building at 1136 West 35th Street.
- DIR-2022-5971-TOC-HCA, approved April 6, 2023, was for a new five-story, 19-unit apartment building at 1192 West 35th Street.
- DIR-2022-8521-TOC-VHCA, approved April 6, 2023, was for a new six-story, 7-unit apartment building with an attached ADU, at 1165 West 36th Place.
- DIR-2022-9414-TOC-VHCA filed on December 29, 2022, is currently on hold. The project is for the construction of a new five-story, 10-unit apartment building, at 1183 West 35th Street.
- DIR-2021-7048-TOC-HCA, filed on August 18, 2021, is currently on hold. The project is for the construction of a new six-story, 10-unit apartment building, at 1168 West 35th Street.

While there could potentially be a succession of known projects of the same type and in the same place as the subject project, all projects are subject to the citywide Regulatory Compliance measures as noted above, which regulate impacts related to air quality, noise, and geology to a less than significant level. There is no evidence to conclude that significant impacts will occur based on past project approvals or that the proposed Project's impacts are cumulatively considerable when evaluating any cumulative impacts associates with construction noise and transportation/traffic in the surrounding area. 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.*

The proposed project is for the construction of a new five-story, 67-foot tall, residential development with 13 residential dwelling units, totaling 15,958 square feet of floor area in the R3-1-CPIO Zone. All surrounding properties are developed with residential buildings. There are no known unusual circumstances which may lead to a significant effect on the environment.

- 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. The portion of State Route 27 which travels through the Los Angeles city limits is approximately 16 miles from the subject site. Therefore, the subject site will not create any impacts within a highway designated as a state scenic highway.

- 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 within a 1,000-foot radius of the subject site, is identified as a hazardous waste site.

- 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 duplex and single family dwelling, which will be demolished. There are no known designated historic resources or cultural monuments on the subject site. Therefore, the project will not cause a substantial adverse change in the significant of any historical resource.

