



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

Class 32 CEQA Exemption

5025-5029 1/2 North Klump Avenue

Case Number: ENV-2024-5901-CE

Project Addresses: 5025-5029 1/2 North Klump Avenue

Community Plan Area: North Hollywood – Valley Village

Council District: 2

Project Description:

The requested entitlement is for the construction of a new 6-story, 40-unit apartment building on one parcel, under the Transit Oriented Communities (TOC) Affordable Housing Incentive program. Pursuant to the TOC Guidelines, the applicant is proposing to utilize Base Incentives for density, floor area ratio (FAR), and parking and two Additional Incentives for (1) to permit up to a 30% decrease in the required width or depth of two (2) individual side yards or setbacks; and (2) to permit an increase in height of two (2) additional stories up to 22 additional feet. The building is proposed to be 67 feet, built to six stories. Of the 40 units proposed, 15 studio units, 17 are one-bedroom units, and eight are two-bedroom units are proposed. Four (4) of the units will be set aside as Extremely Low Income (ELI) units. The building will be constructed with five (5) residential levels above one (1) ground floor level of parking, including the lobby, elevator and mail room, and above one (1) basement level of parking, including the trash room, recycling area, electrical room, bicycle parking area, and a storage room. The project proposes one level of at- and below grade parking containing 36 vehicle parking spaces and a total of 44 bicycle parking stalls (40 long term and 4 short term). There are no protected trees on site. The lowermost level of parking will be subterranean and is expected to be approximately 10 feet below existing grade. As such, approximately 590 cubic feet of soil will be excavated.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

The City of Los Angeles
Department of City Planning

APPLICANT:

Gary Benjamin, Alchemy Planning

JUSTIFICATION FOR PROJECT EXEMPTION

CASE NO. ENV-2024-5901-CE

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The requested entitlement is for the construction of a new 6-story, 40-unit apartment building on one parcel, under the Transit Oriented Communities (TOC) Affordable Housing Incentive program. Pursuant to the TOC Guidelines, the applicant is proposing to utilize Base Incentives for density, floor area ratio (FAR), and parking and three Additional Incentives to permit 1) a 30% reduction in the required width or depth of two (2) individual side yards or setbacks; a (2) a 30% setback reduction in the required width or depth of the rear yard and (3) an increase of two (2) additional stories up to 22 additional feet. The building is proposed to be 67 feet, built to six stories. Of the 40 units proposed, 15 studio units, 17 are one-bedroom units, and eight are two-bedroom units are proposed. Four (4) of the units will be set aside as Extremely Low Income (ELI) units. The building will be constructed with five (5) residential levels above one (1) ground floor level of parking, including the lobby, elevator and mail room, and above one (1) basement level of parking, including the trash room, recycling area, electrical room, bicycle parking area, and a storage room. The project proposes one level of at- and below grade parking containing 36 vehicle parking spaces and a total of 44 bicycle parking stalls (40 long term and 4 short term). The project will provide 4,250 square-feet of open space.

As a housing development project and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The project requires the following:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,31, a Director's Determination for the construction, use and maintenance of a 34,200 square foot, residential building with 40 dwelling units, including four (4) dwelling units set aside for affordable housing (or 10% of the proposed density) the four (4) units will be reserved is for Extremely Low Income (ELI) Households, Transit-Oriented Communities project.

Implementation of the California Environmental Quality Act

Pursuant to Section 21084 of the Public Resources Code, the Secretary for the Natural Resources Agency found certain classes of projects not to have a significant effect on the environment and declared them to be categorically exempt from the requirement for the preparation of environmental documents.

The project meets the conditions for a Class 32 Exemption found in CEQA Guidelines, Section 15332 (In-Fill Development Projects), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 apply.

Conditions for a Class 32 Exemption

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- 1) 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;
- 2) The proposed developed occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- 3) The project site has no value as habitat for endangered, rare, or threatened species;
- 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- 5) The site can be adequately served by all required utilities and public services.

The subject property is zoned R4-1VL and within the North Hollywood - Valley Village Community Plan Area with a High Medium Residential land use designation with a corresponding zone of R4. The subject property is zone R4-1VL. The project is consistent with the applicable general plan land use designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.26 acres in size. Lots surrounding the subject properties are developed with the following urban uses: multi-family residential. The property is currently occupied by a fourplex residential building and is surrounded by development and therefore is not, and has no value as a habitat for endangered, rare or threatened species. No street tree or protected tree may be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171.

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 for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The project would not result in any significant effects related to traffic, noise, air quality, or water quality.

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- Construction and operational noise levels would not have a significant impact. Based on a review of similar projects, the project would not create significant levels of construction or operational emissions, nor toxic air contaminants. In addition, the project would not result in significant impacts to water quality.
- A Noise Impact Analysis dated October 2024 was prepared by DKA Planning for the proposed project which determined that the project would not result in significant noise effects.
- An Air Quality Impact Analysis dated October 2024, was prepared by Meridian Consultants for the proposed project which determined that the project would result in less than significant air quality impacts.
- A Tree Disclosure Statement with a date of field visit of February 23, 2024 and signed by the owner on May 31, 2024, was submitted by the applicant stating no protected trees were observed on the project site. Any proposed removal of the existing trees on site are required to be replaced as required by the LAMC.

The project site will be adequately served by all public utilities and services given that the construction of a six-story, 34,200 square feet, residential building with 40 dwelling units 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.

Exceptions to Categorical Exemptions

There are six (6) exceptions to categorical exemptions must be considered in order to find a project exempt from CEQA: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The project is not located on or near any environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. There is not a succession of known projects of the same type and in same place as the subject project. The project would not reasonably result in a significant effect on the environment due to unusual circumstances. The project is not located near 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. Furthermore, 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 an active hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register or Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.