

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-2021-5671-TOC-HCA / Transit Oriented Communities

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2021-5672-CE

PROJECT TITLE

969 Manzanita Street

COUNCIL DISTRICT

13 – Soto-Martinez

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

969, 969 1/2, 971, and 971 1/2 North Manzanita Street

Map attached.

PROJECT DESCRIPTION:

Demolition of an existing two-story residential apartment building that contains four (4) units and a detached accessory building for the construction, use, and maintenance of a 17-unit residential apartment building that will consist of five (5) residential floors over one (1) partially subterranean level of parking and will rise to a maximum height of 67 feet. The project will consist of 15,509 square-feet of floor area on an approximately 7,439.9 square-foot site with a maximum Floor Area Ratio (FAR) of 3.9:1. The project proposes to reserve one (1) dwelling unit for Extremely Low Income Households, one (1) dwelling unit for Very Low Income Households, and one (1) dwelling unit for Low Income Households. The unit mix will be comprised of 16 two-bedroom units and one (1) four-bedroom unit. The project will contain 1,617 square-feet of open space, comprised of 550 square-feet of private open space, a 669 square-foot roof deck, and a 398 square-foot gym in the parking floor. The project will provide (9) vehicle parking spaces, 17 long-term bicycle parking spaces, and two (2) short-term bicycle parking spaces. The project proposes the removal of three (3) on-site non-protected trees, the retention of one (1) on-site protected tree and two (2) street trees in the public right-of-way.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Tomer Tzadok

CONTACT PERSON (If different from Applicant/Owner above)

Judith Cukier, Merkavah Studio

(AREA CODE) TELEPHONE NUMBER

(310) 855-0823

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) **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

Erick Morales



STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Transit Oriented Communities

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

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CALIFORNIA**



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MAYOR

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2021-5672-CE

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332, Class 32 (Infill Development Project) and that none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 apply.

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.

The project includes the demolition of a two-story residential apartment building that contains four (4) dwelling units and a detached accessory building for the construction, use, and maintenance of a 17-unit residential apartment building. The proposed project will rise to a maximum height of 67 feet and will consist of five residential floors built over one partially subterranean parking floor. The project site has a lot area of approximately 7,439 square-feet. The project will contain 15,509 square-feet of floor area for a Floor Area Ratio (FAR) of 3.9:1. The project will also include nine (9) vehicle parking spaces, 17 long-term bicycle parking spaces, and two (2) short-term bicycle parking spaces. The project will retain one (1) on-site protected tree and two (2) street trees in the public right-of-way and remove three (3) on-site non-protected trees. As a new multi-family residential structure, and as a project which is characterized as in-fill development, the project qualifies for the Section 15332, Class 32 Categorical Exemption.

The subject property is zoned R3-1VL and has a General Plan Land Use Designation of Medium Residential. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.31, the applicant is requesting to utilize the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (Tier 3) in order to qualify for base incentives for an increase in density (up to 70 percent), an increase in floor area (up to 50 percent), and additional incentives to reduce the required side yards/setbacks, to increase the building height permitted, and to reduce the required open space up to 24 percent. With the TOC base incentives for a density increase and an FAR increase, the proposed project will comply with the density and FAR allowed on the site. As shown in the subject

case file, the project is consistent with the applicable Silver Lake – Echo Park – Elysian Valley Community Plan designation and policies and all applicable zoning designations and regulations.

The subject property is wholly within the City of Los Angeles, on a site that is approximately 0.17 acres (7,439.9 square feet). The subject property contains one (1) lot that includes the addresses 969, 969 ½, 971, and 971 ½ North Manzanita Street. Lots immediately to the north, west, and south are zoned R3-1VL and are designated for Medium Residential land uses. Lots to the east are zoned [Q]RD1.5-1D and are designated for Low Medium II Residential land uses. All surrounding lots are developed with residential uses that range in height from one- to three-stories.

The subject property is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There is one (1) protected tree on site, a Southern California Black Walnut (*Juglans Californica*) that measures more than four-inches in diameter and is in average condition, as identified in the Tree Report prepared by Arsen Margossian, Certified Consulting Arborist (#WE-7233A), dated November 16, 2021. The site also contains three (3) non-protected trees and there are two (2) street trees in the public right-of-way. The applicant proposes removal of the three (3) on-site non-protected trees and retention of the two (2) street trees and one (1) on-site protected tree. Prior to any work on the adjacent public right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis under CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note that street trees and protected trees shall not be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this environmental document, no approvals have been given for any tree removals on-site or in the right-of-way by BPW.

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

As previously mentioned, 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. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a transportation study. Therefore, the project will not have any significant impacts to traffic or transportation. 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. The project site will be adequately served by all public utilities and services given that the construction of a 17-unit residential apartment building will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

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.

There is not a succession of known projects of the same type and in the same place as the proposed project. As mentioned, the project includes the demolition of a two-story residential apartment building that contains four (4) dwelling units and a detached accessory building for the construction, use, and maintenance of a 17-unit residential apartment building in an area zoned and designated for such development. All adjacent lots are developed with residential uses, and the project site is of a similar size and slope to nearby properties. The project utilizes a Floor Area Ratio (FAR) of 3.9:1 on a site that is permitted to have a maximum FAR of 4.5:1 per the Transit Oriented Communities Program. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Additionally, 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 site is approximately 18 miles east from State Route 27. Therefore, the project site will not create any impacts within a designated as a state scenic highway.

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. However, the project site is within 500 feet of a school investigation site. According to the Phase I Environmental Site Assessment Report (ESA), dated December 8, 2023, and prepared by AEI Consultants, there are no environmental concerns regarding the project site. The project site has been developed with the existing structures since 1920. Additionally, the school investigation site is currently developed as a residential building. At some time before 1919, the school investigation site may have been developed with a hospital. Due to the extended period of time since that possible use, it is unlikely that the school investigation site remains an environmental concern. Furthermore, the building permit history for the project site does not indicate the site may be hazardous or otherwise contaminated.

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historic 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. 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.