

COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
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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-2024-7670-TOC-VHCA

SCH NUMBER

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2024-7671-CE

PROJECT TITLE
Beverly Flores

COUNCIL DISTRICT
5 – Young Yaroslavsky

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
8325-27 W. Beverly Blvd; 306-310 N. Flores Street

Map attached.

PROJECT DESCRIPTION: Additional page(s) attached.
The demolition of an existing one-story commercial structure and the construction, use and maintenance, four-story mixed-use building designed with three residential levels over one ground level designated for commercial uses and a basement level designated for commercial storage. The project will be a maximum of 56 feet in height, include 2,751 square feet of commercial floor area and 9,334 square feet of residential floor area, with a maximum Floor Area Ratio (FAR) of 2.75:1, and will provide twelve (12) dwelling units. One (1) unit will be reserved for Extremely Low-Income Households. The project proposes 1,350 square-feet of open space which will be provided in the form of a roof deck.

NAME OF APPLICANT / OWNER:
David Ravanshenas

CONTACT PERSON (If different from Applicant/Owner above)
David Ravanshenas- Manager for Filmore Capital LLC

(AREA CODE) TELEPHONE NUMBER | EXT.
(323) 651-0191

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
Class 32. In-fill development meeting the conditions described in CEQA Guidelines 15332. Please see CE Justification attached for more details.

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
RICARDO VAZQUEZ 

STAFF TITLE
CITY PLANNING ASSOCIATE

ENTITLEMENTS APPROVED
TRANSIT ORIENTED COMMUNITIES: 11 foot height increase, TOC Transitional Height, RAS3 Side Yard.

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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CALIFORNIA**



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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-7671-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 State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15332, Class 32.

Project Description

The project is for the demolition of the existing one-story commercial structure and the construction, use, and maintenance of a new, four-story mixed-use building with no parking and a basement for commercial storage. The project is signed with three residential levels over a ground level designated for commercial uses. The project will be a maximum of 56 feet in height, include 2,751 square feet of commercial floor area and 9,334 square feet of residential floor area, with a maximum Floor Area Ratio (FAR) of 2.75:1, and will provide twelve (12) dwelling units. One (1) unit will be reserved for Extremely Low Income Households. The project will provide no automobile parking spaces per Assembly Bill 2097. In addition, the project will provide two (2) short-term bicycle parking spaces and 12 long-term bicycle parking spaces. 1,350 square-feet of open space will be provided in the form of a roof deck. As a multifamily development, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The project is seeking the following additional incentives of the Transit Oriented Communities (TOC) Affordable Housing Program:

- 1. Height.** An increase of one (1) story and eleven feet in height to allow for a maximum 56-foot-tall building as measured from the lowest adjacent grade to the top of the parapet in lieu of the otherwise allowed 45 feet per LAMC Section 12.21.1 A.1 as well as opting into the Transitional Height Requirement for qualifying Tier 1 projects found in the TOC Guidelines in lieu of the Transitional Height Requirements per LAMC 12.21.1 A.10.
- 2. Side Yards.** To utilize a 5 foot RAS3 easterly side yard setback in lieu of the 7-foot side yard setback otherwise required per LAMC Section 12.11 C.2.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

The City has considered whether the Proposed Project is subject to any of the five (5) Exceptions that would prohibit the use of the categorical exemptions as set forth in the State CEQA Guidelines Section 15300.2 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.

- (a) **Cumulative.** *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 proposed project is located at 8325-7 West Beverly Blvd within the Wilshire Community Plan. There is not a succession of known projects of the same type and in the same place as the subject project. There are no other Transit-Oriented Communities Housing Incentive Program projects within a 500-foot radius.

- (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.*

As mentioned, the project proposes a four-story, 12-unit mixed-use building in an area zoned and designated for such development. All adjacent lots are developed with commercial or residential uses and the subject site is of a similar size and scope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 2.75:1 on a site that is permitted to have a maximum FAR of 1.5:1. However, the project's height and size are not unusual for the vicinity of the subject site and is similar in scope to other existing commercial and multifamily developments in the area. Thus, there are no 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, which is over 14 miles from the site. Therefore, the subject site will not create any impacts within a designated as a state scenic highway.

- (d) **Hazardous Waste.** *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.

- 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 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 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. Finally, the City does not choose to treat the site as a historic resource. 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.

CEQA Determination-Class 32 Exemption 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.

- (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 zoned C2-1VL and has a General Plan Land Use Designation of Neighborhood Office Commercial. As shown in the case file, the project is a mixed-use commercial/residential project which is consistent with the applicable Wilshire Community Plan designation and policies and all applicable zoning designations 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.**

The subject site is wholly within the City of Los Angeles and is surrounded by urban uses. The site is approximately .10 acres which is substantially smaller than the maximum allowable project site of five acres.

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

Lots adjacent to the subject site are developed with the following urban uses: multi-story commercial and residential. 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. As noted in the Tree Disclosure Statement signed by the applicant and dated February 12, 2024, there are no trees in the public right of way, nor any protected or significant trees on site.

- (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 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. 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.

(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 four-story, 12-unit residential structure will be on a site which has been previously developed and is consistent with the General Plan.

The project meets all the criteria for the Class 32 Exemptions, as described above. As the project has been found to be categorically exempt from CEQA, the project is not anticipated to have negative effect on the environment and no mitigations measures are required.