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-2022-2184-TOC-SPP-VHCA

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2022-2185-CE
PROJECT TITLE	COUNCIL DISTRICT
5020 West Sunset Boulevard	CD 13 – Soto-Martinez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
1438-1448 North Mariposa Avenue; 5016-5026 West Sunset Boulevard

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The after-the-fact demolition of a four (4)-unit apartment building, four (4) single-family dwellings, a commercial building, and accessory billboard structure and the construction, use, and maintenance of a seven (7)-story, 47,470 square-foot mixed-use building, consisting of 40 dwelling units and 1,526 square-feet of commercial floor area within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

NAME OF APPLICANT / OWNER:
Sunmar, LLC (Applicant / Property Owner)

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
James Yunger (Representative)	(805) 743-9630

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) **CEQA Guidelines 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: (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.

None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are three (3) concurrent approved or pending projects within the vicinity of the project site. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (b) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. All adjacent lots are developed with single-family dwellings/commercial buildings/mixed-use buildings/multi-family structures, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Hollywood Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC, with the approval of [the Transit Oriented Communities Affordable Housing Incentive Program incentives]. The project is not unusual for the vicinity of the site and is similar in scope to other existing residential/commercial uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is not located in the Very High Fire Hazard Severity Zone. (c) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (d) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (e) Historical Resources: Per ZIMAS, SurveyLA, Historic Places LA, a Historic Resources Memorandum dated August 4, 2021 prepared by GPA Consulting, and an email from the Department of City Planning, Office of Historic Resources dated July 13, 2022, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

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	STAFF TITLE
Dylan Lawrence 	City Planning Associate

ENTITLEMENTS APPROVED
Transit-Oriented Communities, Project Compliance – See Case No. DIR-2022-2184-TOC-SPP-VHCA

DISTRIBUTION: County Clerk, Agency Record Rev. 9-17-2025

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

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JUSTIFICATION FOR CATEGORICAL EXEMPTION CASE NO. ENV-2022-2185-CE

The Department of City Planning determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act and the State CEQA Guidelines designate the subject Project as Categorically Exempt under Section 15332 (Class 32), Case No. ENV-2022-2185-CE, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Project Description

The proposed project includes an after-the-fact demolition of a four (4)-unit apartment building, four (4) single-family dwellings, a commercial building, and accessory billboard structure and the construction, use, and maintenance of a seven (7)-story, 47,470 square-foot mixed-use building, consisting of 40 dwelling units and 1,526 square-feet of commercial floor area within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The seven (7)-story building measures up to 72 feet in overall height. The project site will include recreation rooms, a courtyard, private balconies, open space on the 7th floor, 17 vehicle parking spaces, 34 long-term bicycle parking spaces, and four (4) short-term bicycle parking spaces. No grading is proposed. The proposed uses and size are not unusual for the vicinity of the subject site and are similar in scope in scope to other existing commercial buildings and residential dwellings in the area. Thus, there are no unusual circumstances that may lead to a significant effect on the environment.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

The City has considered whether the Proposed Project is subject any of the five (5) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. There are five (5) Exceptions which must be considered in order to find a project exempt under CEQA: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

(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.*

The project is located at 1438-1448 North Mariposa Avenue and 5016-5026 West Sunset Boulevard within the Hollywood Community Plan and Vermont/Western Station Neighborhood Area Plan (SNAP) Subarea B (Mixed Used Boulevards). There are currently three (3) projects dating back to July 10, 2020, which are either currently filed with the Department of City Planning or have received a Letter of Determination from the Department of City Planning but

have yet to receive a Certificate of Occupancy from the Los Angeles Department of Building and Safety (LADBS). As such, there are projects within a quarter-mile of the same type and in the same place as the subject project at the time of filing.

PROJECTS WITHIN A QUARTER-MILE FROM THE SUBJECT SITE			
Address	Case Number	Date Filed	Scope of Work
1309 North Mariposa Avenue	DIR-2021-3800-TOC-HCA	5/5/2021	New 17-unit residential building
1615 #1-4 North Winona Boulevard	DIR-2020-4097-SPP-HCA	07/10/2020	New 2-unit residential building
4867 West Sunset Boulevard	CPC-2024-7675-DA	11/27/2024	Master Plan for the Kaiser Permanente LAMC Campus

According to SCAQMD, individual construction projects that do not exceed the SCAQMD's recommended daily thresholds for project-specific impacts would not cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in non-attainment. 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. Construction-related daily emissions at the project site would not exceed SCAQMD's regional or localized significance thresholds. In addition, an Air Quality Study prepared by Rincon Consultants, Inc. in February 2024 (revised August 2025) concluded that any cumulative impacts would be less than significant. Therefore, the project's contribution to cumulative construction-related regional emissions would not be cumulatively considerable and therefore would be less than significant. Construction of the project also would have a less-than-significant impact with regard to localized emissions.

As noise is a localized phenomenon and decreases in magnitude as the distance from the source increases, only projects and ambient growth in the nearby area could combine with the proposed project to result in cumulatively considerable noise impacts. These above-noted projects will begin construction and end construction at different timelines, with minor overlap between projects. A Noise and Vibration Study, prepared by Rincon Consultants, Inc. in February 2024 (revised August 2025) concluded that any cumulative impacts would be less than significant. Thus, the construction of these known projects will be staggered and therefore do not have the potential to cumulatively contribute to air quality, construction traffic, and noise levels.

(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 proposed project includes the after-the-fact demolition of a four (4)-unit apartment building, four (4) single-family dwellings, a commercial building, and accessory billboard structure and the construction, use, and maintenance of a seven (7)-story, 47,470

square-foot mixed-use building, consisting of 40 dwelling units and 1,526 square-feet of commercial floor area. The project proposes a FAR of 2.84:1 which is within the maximum 2.87:1 FAR otherwise permitted with the utilization of a base incentive and a floor area averaging incentive requested through the Transit Oriented Communities Affordable Housing Incentive Program. The proposed project will be a seven (7)-story mixed-use building in an area that is currently developed with residential and commercial buildings that range in height from one (1) to seven (7) stories. Thus, there are no unusual circumstances that 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.*

As it relates to development along a 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 17 miles to the west of the subject property. Therefore, the subject site will not create any impacts within a designated 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 complied pursuant to Section 65962.5 of the Government Code.*

In regards to Hazardous Waste sites, 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. As such, the project would not be developed on a site identified as a hazardous site pursuant to Section 65962.5 of the Government Code.

(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. The applicant submitted a Historic Resources Memorandum dated August 4, 2021 that was prepared by GPA Consulting. This memorandum found that the demolition of the structures that previously existed on-site resulted in no impact to a historical resource. Additionally, the Department of City Planning, Office of Historic Resources confirmed that the demolished four (4)-unit apartment building, four (4) single-family dwellings, and commercial building are not considered historic resources for the purposes of CEQA per an email dated July 13, 2022.

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 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.

(a) The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.

The subject site is located within the Hollywood Community Plan and is partially located within the Vermont-Western Station Neighborhood Area Plan (SNAP) Specific Plan. The site is zoned C2-1D and has General Plan Land Use Designations of Highway Oriented Commercial and Community Commercial. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations.

(b) The proposed development occurs within city limits on a project site 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 0.38 acres. The surrounding area is characterized by level topography, improved streets, and commercial and residential uses. Properties to the west and east are zoned C2-1D and [Q]C2-2D, partially located within Subarea B (Mixed-Use Boulevards) of the Vermont/Western SNAP Specific Plan, and developed with commercial buildings, single-family dwellings, and duplexes. The abutting property to the south is zoned RD2-1XL, is not located within the Vermont/Western SNAP Specific Plan and is developed with a single-family dwelling and a duplex. The property to the north, across Sunset Boulevard, is zoned [Q]C2-2D, located within Subarea B of the Vermont/Western SNAP Specific Plan, and is developed with a gas station.

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

The site was previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare, or threatened species. Moreover, a Tree Letter, prepared by Kerry Norman (Certified Master Arborist #WE-3643B), dated March 25, 2021, and a Tree Letter prepared by Landscape Architect Paul Lewis (License #3620), dated November 10, 2021, declared there are no protected trees or shrubs 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.

A Noise and Vibration Study prepared by Rincon Consultants, Inc., in February 2024 (revised August 2025) concluded that any impacts would be less than significant. Furthermore, the City of Los Angeles Vehicle Miles Traveled (VMT) Calculator resulted in the proposed project having a net increase of 167 daily vehicle trips and a net increase of 1,082 daily VMT. Based on the VMT Calculator, the project is not required to perform VMT analysis under the VMT standards.

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. In addition, an Air Quality Study was prepared in February 2024 (Revised August 2025) by Rincon Consultants, Inc. which concluded that the construction and

operation of the proposed project would result in no significant impact. Therefore, the project would not result in any significant effects related to traffic, noise, air quality, or water quality.

(e) The proposed project has been reviewed by City staff and 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 residential building will be on a site that has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32. As the project has been found to be categorically exempt from CEQA, the project is not anticipated to have a negative effect on the environment and no mitigation measures are required.