

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-2025-4078-TOC-VHCA

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2025-4079-CE
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PROJECT TITLE 110 Mariposa	COUNCIL DISTRICT CD 10 – Hutt
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 110 N Mariposa Avenue, Los Angeles, CA 90004	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: Proposed demolition of an existing single-family dwelling and 2-car garage and the construction and use of a new 5-story, 16-unit residential building.	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER:
Diamond Property, LLC

CONTACT PERSON (If different from Applicant/Owner above) Irene Rojas, bB A Studios	(AREA CODE) TELEPHONE NUMBER EXT. (310) 598-6330
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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

The project is exempt because it involves the development of one single family home and one 2-car garage. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The project is not located within a hillside area or within the Santa Monica Mountains Zone, as analyzed in the Zone Information and Map Access System (ZIMAS, accessed on January 13, 2026). The subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are no concurrent approved or pending projects or haul routes within the same place of the project site that would cause a significant cumulative impact to the neighborhood. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. All adjacent lots are developed with 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 Wilshire 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 a height increase and reduced sideyard setbacks per the Transit-Oriented Communities Housing Incentive Program. The project is not unusual for the vicinity of the site, and is similar in scope to other existing residential 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. (d) 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. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, 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

Filomena Fuchs *Filomena Fuchs*

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

TOC and CE

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

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-4079-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 Categorical Exempt under Article 19, Section 15332, Class 32.

Project Description

The project is for the demolition of the existing two-unit residential building and the construction, use, and maintenance of a new, six (6)-story residential building with five (5) ground-floor automobile parking spaces. The project will be a maximum of 64 feet and eight (8) inches in height, include 20,031 square feet of residential floor area, with a maximum Floor Area Ratio (FAR) of 4.5:1, and will provide 16 dwelling units. Two (2) units will be reserved for Extremely Low Income Households. The project will provide two (2) short-term bicycle parking spaces and 16 long-term bicycle parking spaces. 2,661 square-feet of open space will be provided in the form of ground floor landscaping, a 1,160 square-foot roof deck, and a 600 square-foot recreation room. 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 two (2) stories and 22 feet in height to allow for a maximum 67-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.
- 2. Side Yards.** To utilize six (6)-foot and four (4)-inch side yard setbacks in lieu of the nine (9)-foot side yard setback otherwise required per LAMC Section 12.10.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 110 North Mariposa Avenue within the Wilshire Community Plan. The project is abutting a site with an active housing application that shares owner and applicant with the subject site, together comprising an area of approximately 0.4 acres. There are no other active Housing Incentive Program projects (cases with an HCA or VHCA suffix) within a 1,000-foot radius of the subject site. Therefore, despite the active abutting project application, this project does not constitute a significant cumulative impact to the street or neighborhood.

- (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 six (6)-story, 16-unit residential building in an area zoned and designated for such development. All adjacent lots are developed with multi-family 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 4.5:1 on a site that is permitted to have a maximum FAR of 3.5:1. 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 residential 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 R3-1 and has a General Plan Land Use Designation of Medium Residential. 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 .17 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 residential uses. 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 September 1, 2025, 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 six (6)-story, 16-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.