

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-2023-1587-TOC-HCA / Transit Oriented Communities

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2023-1588-CE

PROJECT TITLE

**516 S. Park View St**

COUNCIL DISTRICT

1 – Hernandez

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

**516-518 1/2 S Park View Street, Los Angeles, CA 90057**

Map attached.

PROJECT DESCRIPTION:

The demolition of the existing 4 residential units totaling 3,721 square feet and the construction, use, and maintenance of a 30-unit residential apartment building. The project is 6 stories, 78 feet in height, and contains 19,697.2 square feet of floor area for a Floor Area Ratio (FAR) of 4.1 on an approximately 7,587.7 square-foot site. The project will reserve 10-percent, or 3 units, of the total 30 units for Extremely Low Income Households. The project will include 12 vehicular parking spaces provided across one level of ground-floor parking in addition to 31 bicycle parking spaces, including 28 long-term spaces and 3 short-term spaces. The subject property contains no protected trees, as stated in the Tree Disclosure Statement dated December 7, 2025. The project proposed to provide 8 trees, of which 7 will be provided on-site and 1 will be provided in the right-of-way.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

**Rowan Kelshaw, JDJ Consulting**

CONTACT PERSON (If different from Applicant/Owner above)

**Ravivo Kaofman, 518 S Park View LLC**

(AREA CODE) TELEPHONE NUMBER

(301) 682-1602

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

Jonathan Ayon

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Density Bonus

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-1588-CE

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The Department of City Planning has determined that, based on the whole of the administrative record, that the project located at 516-518 ½ South Park View Street with associated case file ENV-2023-1588-CE is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32 (Infill Development Project), and that there is no substantial evidence demonstrating that an Exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 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.

The proposed project is for the demolition of the existing two-story, 2,819 square-foot triplex and two-story, 902 square-foot single family dwelling, and the construction, use and maintenance of a new, 30-unit apartment building on an approximately 7,587.7 square-foot site. The proposed building will be six (6) stories and rise to a height of 78 feet. The project will have a total floor area of 19,697.2 square feet with a unit mix of 10 studios, 15 one-bedroom units, and five (5) two-bedroom units. The applicant proposes to reserve 10 percent, or three (3) units for Extremely Low Income households. The project will include 12 vehicular parking spaces and 31 bicycle parking spaces, including 28 long-term spaces and 3 short-term spaces. A total of 2,380 square feet of open space will be provided, including a 1,380 square foot roof deck, and 1,000 square feet provided as private open space through balconies.

The subject property does not contain any protected trees or shrubs on-site or on the right-of-way, as shown in the Tree Disclosure Statement (Attachment A) dated December 18, 2025. The project will provide eight (8) trees that are 24" box minimum.

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.*

The site is located within the Westlake Community Plan. It is zoned R4-1 with a General Plan Land Use Designation of High Medium Residential. Per the Westlake Community Plan, the corresponding zone for High Medium Residential is R4; therefore, the zoning of the project site is consistent with the General Plan designation. The applicant requests three (3) Additional TOC Incentives, 1) to allow a 12 foot, 8 inch rear yard setback, in lieu of the permitted 18 foot rear yard setback, 2) to allow side yards of 6 feet, 4 inches, in lieu of the permitted 9 foot side yard setbacks, and 3) a 25-percent reduction in Open Space to allow a minimum of 2,344 square feet in lieu of 3,125 square feet. Additionally, the site is located within the Westlake Recovery Redevelopment Project Area (ZI-2488), Transit Priority Area (ZI-2452), State Enterprise Zone (ZI-2374), Urban Agriculture Incentive Zone, Methane Hazard Site, BOE Special Grading Area (Basic Grid Map A-13372), and is approximately 1.002 km from the Puente Hills Blind Thrust Fault. As shown in the case file, the project is consistent with the applicable Westlake Community plan designation and policies, and all applicable zoning designations and regulations. The site is not located within the boundaries of or subject to any Specific Plan, Community Design Overlay, or interim control ordinance. In addition, no Zone Changes, Zone Variances, or Specific Plan Exceptions are required for this project.

- (b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site is wholly within the City of Los Angeles, on a site that is comprised of one (1) lot that is approximately 0.174 acres (7,587.7 square feet), which is less than five acres. Lots adjacent to the subject site are developed with single and multi-family residences, parking lot uses, commercial uses, and institutional uses.

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

The project 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. Furthermore, there are no protected tree or shrub species on the site or in the adjacent right-of-way as identified in the Tree Disclosure Statement dated December 18, 2025. The subject property does not contain any protected trees or shrubs on-site or in the right-of-way, as shown in the Tree Disclosure Statement (Attachment A) dated December 18, 2025. There are no existing trees in the right-of-way. The project will provide eight (8) trees that are 24" box minimum.

- (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 (BMPs) for stormwater runoff. These RCMs regulate impacts related to construction and operational noise and will ensure the project will not have significant impacts on noise and water. Furthermore, a Vehicle Miles Traveled (VMT) calculator analysis (Attachment B) shows that the project generates

109 daily vehicle trips and does not exceed the threshold criteria established by the Los Angeles Department of Transportation (LADOT) of 250 daily vehicle trips for preparing a traffic 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 SCAMD construction and operation thresholds.

Therefore, 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.*

The project site will be adequately served by all public utilities and services given that the construction of a new 30-residential-unit development 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 Exemption.

### **Class 32 Exceptions**

The City has considered whether the proposed Project is subject to 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. The five (5) exceptions to this Exemption are: (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 proposed project is for the demolition of the existing two-story, 2,819 square-foot triplex and two-story, 902 square-foot single family dwelling, and the construction, use and maintenance of a new, 30-unit apartment building on an approximately 7,587.7 square-foot site. The proposed building will be six (6) stories with a total height of 78 feet, and a total floor area of 19,697.2square feet.

Staff conducted a ZIMAS Case Number Report using a 500-foot radius to assess the number of the same type of projects in the same place. At the time of writing this report, there was two (2) other projects of the same type within a 500-foot radius, detailed in the table below:

<b>Case Number</b>	<b>Address</b>	<b>Approval Date</b>
DIR-2018-7067-TOC	2347 W. Ocean View Avenue 428 S. Park View Street	June 19, 2019
DIR-2018-7148-TOC	2310 W. Ocean View Avenue	November 21, 2019

Both projects have been approved and are under construction, but it is unlikely that the construction schedule would overlap with the proposed project. Additionally, as mentioned previously, the proposed project is subject to Regulatory Compliance Measures (RCMs) related to air quality, noise, hazardous materials, geology, water quality and transportation. Those RCMs would ensure the project impacts are less than significant. Since the project impacts are less than significant, the project's contribution to cumulative impacts would not

be cumulatively considerable and therefore would be less than significant.

- (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.*

The project proposes to construct a new, 30-unit apartment building that is six (6) stories in height, in an area zoned and designated for such development. The site is currently developed with a two-story, 2,819 square-foot triplex and two-story, 902 square-foot single family dwelling. Surrounding lots are developed with residential, commercial, parking, and institutional uses. Properties to the north are zoned R4-1 and are improved with multi-family residential buildings. Properties to the south are zoned R4-1 and are improved with parking lots, and multi-family residential buildings. Properties to the west, across Park View Street, are zoned R4-1 and are improved with multi-family residential buildings, the Mexican Consulate, and commercial uses. Properties to the east, to the rear of the property, are zoned R4-1 and are improved with multi-family residential units, a parking lot, and commercial uses. The project utilizes a Floor Area Ratio (FAR) of approximately 4:1 on a site that is permitted to have a maximum FAR of 3:1 per the Density Bonus Program. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

- (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, is located approximately 30 miles northwest of the site. Therefore, the Project will not result in damage to any 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, and this exception does not apply.

- (d) Hazardous Waste.** *A categorical exemption shall not apply for a project located on a site included on any list compiled under 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. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated. Therefore, this exception does not apply.

- (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 is not 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. In an email correspondence dated April 26, 2024, the Office of Historic Resources confirmed that the properties have not been identified as historic

resources for purposes of the California Environmental Quality Act (CEQA) and have not been identified through SurveyLA. Based on this, the Project will not result in a substantial adverse change to the significance of a historical resource; thus, this exception does not apply.