

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-2025-5505-TOC-SPPC-HCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-5506-CE

PROJECT TITLE

214 North Berendo Street

COUNCIL DISTRICT

CD 10 – Hutt

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

214 North Berendo Street (214-222 North Berendo Street)

☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The demolition of one (1) duplex, (1) one-story single-family dwelling, one (1) detached accessory structure, and one (1) detached garage, and the construction, use and maintenance of a six-story, 43,075 square-foot, 35-unit residential building. Also, the proposed project is requesting a haul route for the cut and export of approximately 5,655 cubic yards of earth, or 7,069 cubic yards including a 25% swell factor.

NAME OF APPLICANT / OWNER:

Mike Shojaey and Saeid Shojaeinejad, B2 Investment, LLC (**Applicant / Owner**)

CONTACT PERSON (If different from Applicant/Owner above)

Chris Parker, Pacific Crest Consultants (**Representative**)

(AREA CODE) TELEPHONE NUMBER

(818) 472-6933

| 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) 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 35 multifamily units. 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 and is not within the Santa Monica Mountains Zone, as analyzed in the Justification For Categorical Exemption Case No. ENV-2025-5506-CE, 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. 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. Most adjacent lots are developed with single-family dwellings and 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 Transit Oriented Communities incentives. 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

Yamillet Brizuela *Yamillet Brizuela*

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Transit Oriented Communities, Specific Plan Project Compliance

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



JUSTIFICATION FOR CATEGORICAL EXEMPTION CASE NO. ENV-2025-5506-CE

The Department of City Planning 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 Section 15332 (Class 32), Case No. ENV-2025-5506-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 is for the demolition of one (1) 2,034 square-foot duplex, one (1) 1,354 square-foot one-story single-family dwelling, one (1) 463 square-foot detached accessory structure, one (1) 106 square-foot shed, and one (1) 330 square-foot detached garage, and the construction, use and maintenance of a six-story, 43,075 square-foot, 35-unit residential building measuring 66 feet, one (1) inch in height. The project is setting aside 10 percent of the total 35 units and a minimum of 11 percent of the base 19 units, respectively, for a total of four (4) Extremely Low-Income Households units and one (1) Very Low-Income unit. The building will contain 43,075 square feet of floor area with a 3.98:1 FAR. The unit mix will be comprised of 14 one-bedroom units, and 21 two-bedroom units. There will be 47 residential parking spaces with no guest parking spaces within one subterranean garage parking level and at ground level. The proposed project also includes 21 bicycle parking spaces (comprised of 18 long term bicycle spaces and 3 short term bicycle spaces), and 6,510 square feet of usable open space. Also, the proposed project is requesting a haul route for the cut and export of approximately 5,655 cubic yards of earth, or 7,069 cubic yards including a 25% swell factor. The number of units and size is not unusual for the vicinity of the subject site and is similar in scope to other existing multi-family dwellings in the area. Thus, there are no unusual circumstances which 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 214 North Berendo Street within the Wilshire Community Plan. There are currently eight (8) projects dating back to October 13, 2016, 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 eight (8) projects within 1,320 feet of the same type and in the same place as the subject project.

PROJECTS WITHIN A QUARTER-MILE FROM THE SUBJECT SITE (filed or filed and approved)			
Address	Case Number	Date Filed	Scope of Work
412 South Catalina Street	CPC-2025-3315-DB-HCA	06/12/2025	New 53-unit residential building
316 South Catalina Street	ADM-2023-6546-DB-HCA-ED1	05/22/2024	New 47-unit residential building
144 South Catalina Street	ADM-2023-2168-DB-VHCA-ED1-SPP	03/29/2023	New 46-unit residential building
5600 West Franklin Avenue	DIR-2019-5248-TOC-SPP	09/05/2019	New 18-unit residential building
311 South Berendo Street	DIR-2019-4728-TOC	08/08/2019	New 30-unit residential building
146 North Berendo Street	DIR-2019-399-TOC-SPP-1A	07/16/2019	New 15-unit residential building
226 North Berendo Street	DIR-2017-2810-SPP	07/17/2017	New 9-unit residential building over subterranean garage
231 S Alexandria Ave	DIR-2016-3894-DB	10/13/2016	New 25-unit residential building

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 Technical Report prepared by MD Acoustics, LLC in March 2026 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 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. 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 project proposes a 35-unit residential building in an area zoned and designated for such development, through the use of an 80% density increase and 41.7% Floor Area Ratio (FAR) increase through the TOC Affordable Housing Incentive Program in exchange for affordable housing. All surrounding lots are developed with single- and multi-family buildings, a private school, and a church. The project proposes a FAR of 3.98:1 which is otherwise permitted by Subarea A of the SNAP in conjunction with a 41.7 percent increase permitted per the TOC Affordable Housing Incentive Program in exchange for affordable housing. The proposed building will be six (6)-stories with one (1) subterranean level for parking in an area that is currently developed with buildings that range in height from one- to five-stories. In conjunction with the TOC Affordable Housing Incentive Program, the proposed building will not be unusual for the vicinity of the subject site and will be similar in scope to future residential buildings in the area that use the TOC Affordable Housing Incentive Program in exchange for affordable housing. 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.*

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 compiled 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. In addition, all haul route applications require the submittal of a Geology and Soils Report to the Los Angeles Department of Building and Safety (LADBS). A Geology and Soils Report Approval Letter, Log No. 122693, for the subject property, which details conditions of approval that must be followed, was issued by LADBS on August 16, 2022. 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 Department of City Planning, Office of Historic Resources confirmed that the existing single-family dwelling and detached garage are not considered historic resources for the purposes of CEQA per an email dated February 24, 2026.

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 Wilshire Community Plan and the Vermont-Western Station Neighborhood Area Plan (SNAP) Specific Plan. 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 consistent with the applicable Wilshire Community Plan designation and policies and all applicable zoning designations and regulations in conjunction with the TOC Affordable Housing Incentive Program.

- (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 15,000 square feet or 0.34 acres. The surrounding area is characterized by level topography, improved streets and single- and multi-family residential developments. The properties to the west, east, north, and south are zoned R3-1 and are developed with single- and multi-family residences. All properties within the vicinity of the project site are located within Subarea A (Neighborhood Conservation).

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

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. Moreover, an Arborist Letter dated on December 9, 2025, and prepared by Kerry Norman, Certified Arborist #WE-3643B, concluded that there are no protected trees or shrubs on-site or on the abutting properties, and also signed the Tree Disclosure Statement reiterating there are no protected trees or shrubs on site or on the abutting properties. Additionally, an Applicant's Declaration of Biological Resources, signed and dated on April 23, 2026, was submitted confirming that the project site does not contain any biological resources.

(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 Technical Report, prepared by MD Acoustics, LLC, on January 2026 concluded that any cumulative 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 88 daily vehicle trips and a net increase of 564 daily VMT. Based on the VMT Calculator, the project is not required to perform VMT analysis under the VMT standards as these numbers fall below the LADOT threshold requiring further VMT analysis

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 Technical Report was prepared by MD Acoustics, LLC on March 2026 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 which 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.