

COUNTY CLERK'S USE

CITY OF LOS ANGELESOFFICE 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

CPC-2023-3247-DB-COA-HCA / Density Bonus, Certificate of Appropriateness, Housing Crisis Act

LEAD CITY AGENCY**City of Los Angeles (Department of City Planning)****CASE NUMBER**

ENV-2023-3248-CE

PROJECT TITLE

217 North Avenue 55

COUNCIL DISTRICT

CD 1 - Hernandez

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

217 North Avenue 55

☐ Map attached.**PROJECT DESCRIPTION:**

The construction, use, and maintenance of a new three (3)-story, seven (7) unit apartment building with one (1) unit set aside for a low-income household, and one (1) unit set aside for a very low-income household towards the rear of an existing historic duplex.

☐ Additional page(s) attached.**NAME OF APPLICANT / OWNER:****Orlando Cetina, Cetina Family Trust****CONTACT PERSON** (If different from Applicant/Owner above)**Gustavo Cesareo, Citta Nuova Design****(AREA CODE) TELEPHONE NUMBER**

(714) 984-7092

| 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 [up to three single family homes or 6 multi-family units]. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: Although the project is not located within a hillside area or within the Santa Monica Mountains Zone, as analyzed in the ZIMAS data/information, 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. 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 Northeast Los Angeles 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 Density Bonus incentives, and Certificate of Appropriateness*. The project is not unusual for the vicinity of the site and is similar in scope to other existing residential and 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. (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 identified as a historical resource as a contributing feature in the Highland Park – Garvanza Historic Preservation Overlay Zone. 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

Pablo Estrada *Pablo Estrada*

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Density Bonus, Certificate of Appropriateness, Housing Crisis Act

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-2023-3248-CE

The Planning Department has 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 (In-fill Development Projects). The project is located at 217 North Avenue 55.

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 the construction, use, and maintenance of a new three (3)-story, seven (7) unit apartment building with one (1) unit set aside for a low-income household, and one (1) unit set aside for a very low-income household towards the rear of an existing historic duplex. The project site is a 9,825.5 square foot lot that is zoned RD2-1-HPOZ and contains an existing historic duplex built in 1907 which is a Contributing Feature to the Highland Park – Garvanza Historic Preservation Overlay Zone (HPOZ). The unit mix ranges from one (1) studio, two (2) units consisting of one (1) bedroom, two (2) units consisting of 2 (2) bedrooms, and two (2) units consisting of three (3) bedrooms and the floor area of each dwelling unit will range from 437 to 1,187 square feet. The project proposes seven (7) long term bicycle parking stalls, and two (2) short term bicycle parking stalls. The project proposes to grade approximately 570 cubic yards of cut and approximately 100 cubic yards of fill.

The site is zoned RD2-1-HPOZ and has a General Plan Land Use Designation of Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a lot that is approximately

9,825.5 square feet total, or 0.23 acres total. Lots adjacent to the subject site are developed with single- and multi-family residence structures. The site is previously developed and is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The Tree Disclosure Statement signed by the Property Owner, Orlando Cetina on April 23, 2023, stated that the project does not contain Protected Trees or Shrubs, or any Street Trees in the Public Right of Way. The project assumes a worst-case scenario of removing all Street Trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any Street Trees without prior approval of the Urban Forestry Division, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

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. The applicant provided a Transportation Study Assessment and LADOT staff, Ira Rodriguez stated that a Vehicle Miles Traveled (VMT) Analysis is not required on July 1, 2024. Therefore, the project will not have any significant impacts to traffic. 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. Therefore, the project meets all of the criteria for the Class 32 Categorical Exemption.

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.

Regarding cumulative impacts, while there may be active and future building permits in the vicinity of the subject site, all projects will be required to follow all regulatory compliance measures regarding construction, and will be required to obtain proper permits, which, through inspections, will ensure that the project follows all applicable provisions. Any use of the right-of-way for construction materials or large construction vehicles is required to be by permit, which is issued by the Bureau of Street Services Investigations and Enforcement Division. For roadway access during construction, because staging of equipment in the right-of-way is done by permit, coordination of the use of the right-of-way by the construction sites in proximity to the project site will occur by Bureau of Street Services review.

As mentioned, the project site is a 9,825.5 square foot lot that is zoned RD2-1-HPOZ and contains an existing historic duplex built in 1907, which is a contributing feature to the Highland Park – Garvanza HPOZ. All adjacent lots are developed with single- and multi-family dwellings, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 2.3:1 on a site that is permitted to have a maximum FAR of 3:1. The project proposes a maximum building height of 32 feet and six (6) inches, which is not unusual for the vicinity of the subject site and is similar in scope to other existing Low Medium II Residential land uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Additionally, 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.

The proposed project is located over 27.4 miles away from Topanga State Park, therefore, the subject site will not create any impacts within a designated state scenic highway.

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. The project site is a Contributing Feature within the Highland Park-Garvanza Historic Preservation Overlay Zone. As reviewed by the City's Office of Historic Resources and as conditioned in the approval, the Project substantially complies with LAMC Chapter 1, Section 13.B.5 E.2 and complies with the Highland Park-Garvanza Preservation Plan approved by the City Planning Commission for the Preservation Zone. This Project would not have impacts to the character defining features of the surrounding properties, as it has been found compliant with the applicable Preservation Plan. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource.

The project will not cause a substantial adverse change in the significance of the historical resource currently on the site, as detailed in the Certificate of Appropriateness findings section of the staff report. The project site is a historic resource, and is a Contributing resource as identified in the Highland Park-Garvanza Historic Resources Survey. The Office of Historic Resources has found that the Project complies with the Secretary of Interior's Standards for Rehabilitation, is compatible in design with the Highland Park-Garvanza Residential Infill Guidelines and will not result in a substantial adverse change to the significance of a historical resource or district, therefore this exception does not apply.