

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-2026-2532-CDO-HCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2026-2533-CE

PROJECT TITLE

7112 - 7114 N. Baird Avenue, 91335

COUNCIL DISTRICT

CD 3 - Blumenfield

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

7112 - 7114 N. Baird Avenue, 91335 (Baird Avenue and Gault Street)

☐ Map attached.

PROJECT DESCRIPTION:

Construction, use, and maintenance of an approximately 25,825 square-foot, 34-unit multi-family residential project; six stories, 66 feet nine 3/8 inches in height

☒ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Efi Meirson/Doron Auslander, Casa Baird LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jeff Zibowski, JZA

(AREA CODE) TELEPHONE NUMBER

(310) 853-5004

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☒ 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

Laura Frazin Steele

Laura Frazin Steele

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

*Community Design Overlay**Director Determination for Reseda*

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

**ENV-2026-2533-CE / 7112 – 7114 N. BAIRD AVENUE
JUSTIFICATION FOR PROJECT EXEMPTION**

The City of Los Angeles determined based on the whole of the administrative record, that substantial evidence supports that the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the discussion herein.

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 project is the construction, use, and maintenance of an approximately 25,825 square-foot, 66-foot nine and 3/8-inches in height, 34-unit multi-family residential dwelling. The project is located on one rectangular-shaped, approximately 7,499.8 square-foot lot (approximately 0.17 acres). No vehicular parking is required or provided pursuant to State AB 2097 (2022) as codified in California Government Code ("CA GC") Section 65863.2. Bicycle parking will be provided as required pursuant to the Los Angeles Municipal Code ("LAMC") Section 12.22 A.16. To achieve the project, the applicant will demolish two residential units (one single-family dwelling and one accessory dwelling unit) and a garage. The project does not involve the removal of any street trees or protected trees / shrubs listed in Ordinance No. 186,873.

The applicant is requesting a Director Determination pursuant to LAMC Chapter 1, Section 13.08 E and Chapter 1A, Section 13B.2.5 for approval of a project located within the Reseda Central Business District Community Design Overlay (CDO") under Case No. DIR-2026-2532-CDO-HCA. The applicant is also requesting a Density Bonus Affordable Housing Project under Case No. EAR-2025-5079-DB-VHCA utilizing LAMC Chapter 1, Section 12.22 A.37 and Chapter 1A, Section 13B.3.2 (Expanded Administrative Review). Pursuant to LAMC Chapter 1, Section 12.22 A.37(d)(2) and Chapter 1A, Section 13B.3.2, Case No. EAR-2025-5079-DB-VHCA is ministerially reviewed as a "use by right" as defined in CA GC Section 65583.2(i) and is not subject to CEQA.

In order to qualify for a Class 32 Exemption, the following five findings must be made:

- 1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The project is an approximately 25,825 square-foot, seven stories, 66 feet nine and 3/8 inches in height, 34-unit multi-family residential dwelling on an approximately 7,499.8 square-foot lot. The project is characterized as in-fill development that qualifies for the Class 32 Categorical Exemption. The project site is zoned (T)(Q)RAS3-2D-CDO-RIO with

an underlying zone of [Q]R2-2D-CDO-RIO. The site is designated for Community Commercial land use under the Community Plan. Community Plan Footnote No. 8 limits height at the subject site to six stories. On September 5, 2009, Ordinance No. 180,798 became effective to approve a change in zoning at the subject site from [Q]R2-2D-CDO-RIO to (T)(Q)RAS3-2D-CDO-RIO (Case No. APCSV-2008-0500-ZC-CDO approved on by the South Valley Area Planning Commission on August 9, 2009). According to the applicant's Department of City Planning Application Form No. CP13-7771.1, which is included in the subject case file and by reference incorporated herein, the (T)(Q)RAS3-2D-CDO-RIO Zone was not effectuated. As such, the project is reviewed herein on the basis of the underlying [Q]R2-2D-CDO-RIO Zone.

Pursuant to LAMC Chapter 1, Section 12.09, the R2 "Two-Family" Zone allows single- and two-family residential uses with yard requirements that comply with Chapter 1, Section 12.08. Section 12.08 regulates the R1 "One-Family" Zone. The Community Commercial land use designation corresponds to the CR, C2, C4, RAS3, RAS4, P, and PB Zones. The R2 Zone is more restrictive than the range of zones corresponding to the land use designation.

The Reseda Central Business District CDO became effective under Ordinance Nos. 176,557 and 176,558 on May 2, 2005 (ZI-2339) to establish the Boundary Ordinance (Ordinance No. 176,557), permanent "Q" Conditions (Ordinance No. 176,558), and Design Guidelines and Standards. The purpose of the Reseda Central Business District CDO is to promote the economic viability and small scale commercial retail character, improve the physical appearance of the area, and establish guidelines to encourage orderly development and revitalization. The boundaries generally encompass Sherman Way just west of Wilbur Avenue and just east of Lindley Avenue and Reseda Boulevard between Kittridge Street to the south and Saticoy Street to the north. The project herein will be reviewed by the appropriate decision-maker to determine compliance with the permanent "Q" Conditions and design standards and guidelines.

The River Implementation Overlay ("RIO") Supplemental Use District was established under Ordinance Nos. 183,144 and 183,145 (effective August 20, 2014) to regulate projects that are adjacent to the Los Angeles River. The RIO requires that projects located within the Outer Core (i.e., not abutting the Los Angeles River) comply with development regulations for landscaping, screening, and fencing. Projects that are located within the RIO Supplemental Use District are cleared ministerially pursuant to LAMC Chapter 1, 13.17 and Chapter 1A, Section 13B.3.1 (ZI-2358).

As such, if approved by the decision-maker, the project will be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

2. The proposed development occurs within City limits on a project site of no more than five acres, substantially surrounded by urban uses.

The project development is wholly within the City of Los Angeles and is sited on an approximately 7,499.8 square-foot lot (0.17 acres). The project is surrounded by commercial, institutional, medical, and residential uses. To the north, the abutting site is zoned [Q]R2-2D-CDO-RIO and designated for Community Commercial land use. The abutting site to the north is improved with a single-family dwelling. Further north, sites are zoned [Q]P-2D-CDO-RIO and [Q]C2-2D-CDO-RIO and are designated Community

Commercial. These sites are improved with small-scale commercial uses (pawn shop, restaurant, tattoo studio) and associated parking. To the south, the abutting site is zoned [Q]R2-2D-CDO-RIO and designated for Community Commercial land use. Further south, sites are zoned [Q]R2-2D-CDO-RIO and [Q]CR-2D-CDO-RIO and also designated for Community Commercial land use. Sites to the south are improved with single-family dwellings. To the east, sites along Reseda Boulevard are zoned [Q]C2-2D-CDO-RIO and are designated for Community Commercial land use. These sites are improved with small-scale commercial uses (tax preparation, auto parts). To the west, across Baird Avenue, sites are zoned [Q]C2-2D-CDO-RIO and [Q]R2-2D-CDO-RIO and designated for Community Commercial land use. These sites are improved with a school, medical treatment center, and single-family residences. Therefore, the development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.

3. The project site has no value as habitat for endangered, rare or threatened species.

As shown on ZIMAS, the subject site is not located within a Coastal Zone and is not identified with Coastal Bluff or Canyon Bluff Potential. The subject site is located within an Urban Agricultural Incentive Zone, but no agricultural uses are proposed herein. The site is not designated as Farmland. The site is not located in a Very High Fire Hazard Severity Zone, High Wind Velocity Area, Flood Zone, or Watercourse. The site is not identified as a Methane Hazard Site. There are no known oil wells on the subject site. The site is not located in the Santa Monica Mountains Zone, and does not have Biological Resource Potential, Mountain Lion Potential, or Monarch Butterfly Potential. The site is not located within a 300-foot Habitat Buffer, and is not in a Los Angeles County-Designated Significant Ecological Area or Coastal Resource Area. The subject site is not located in a USFWS-designated Critical Habitat Area or a Criterion 1 Protected Area for Wildlife. Additionally, there will be no removal of street trees or protected trees as listed under Ordinance No. 186,873. As such, the project site has no value as habitat for endangered, rare or threatened species.

4. 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 the LAMC, which requires compliance with the City of Los Angeles Noise Ordinance. The project will be subject to Code requirements regulating pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These requirements 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. The project site is located in an area designated under ZI-2452 – Transit Priority Area in the City of Los Angeles, which limits the extent to which aesthetics and parking are defined as impacts under CEQA. Interim thresholds were developed by Department of City Planning staff based on CalEEMod model runs relying on reasonable assumptions, consulting with Air Quality Management District (“AQMD”) staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established South Coast Air Quality Management District (“SCAQMD”) construction and operational thresholds. Therefore, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

5. The site can be adequately served by all required utilities and public services.

A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board ("LARWQCB"). All wastewater from the project will be treated according to requirements of the National Pollutant Discharge Elimination System ("NPDES") permit authorized by the LARWQCB. Therefore, the proposed project would result in a less than significant impact related to wastewater treatment requirements. As previously stated, the project would not significantly impact water quality and would not require the expansion of water treatment facilities. The project is not expected to increase surface water runoff or result in the need for expanded off-site storm water drainage facilities. The project site will be adequately served by all public utilities and services given that the construction of a 34-unit multi-family residential structure 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 a Class 32.

CEQA SECTION 15300.2: EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS

The City has further considered whether the proposed project is subject to any of the six exceptions (listed as A - F) set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the reasons discussed as follows:

- A. Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The project does not rely on Classes 3, 4, 5, 6, or 11. Therefore, the exception based on location does not apply.

- B. Cumulative Impact.** *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

The subject affordable housing project is for a 25,825 square-foot, seven-story and 66-foot nine and 3/8-inch in height, 34-unit multi-family residential dwelling. Since 2015, the following entitlements have been approved for affordable housing projects at sites located in the vicinity of the project site:

- (1) Case Nos. EAR-2025-3104-AH-HES-CDO-HCA / VTT-74423-M1 at 6648 – 6670 N. Reseda Boulevard was approved as a 275-unit, six-story and 63 feet three inches in height, approximately 166,620 square-foot, 100 percent Affordable Housing Project on December 18, 2025;
- (2) Case No. CPC-2024-3381-DB-CDO-VHCA-1A at 7354 N. Baird Avenue was approved by the City Council on July 1, 2026 for a 34-unit, three-story, 39-foot six inch in height, approximately 13,937 square-foot Residential Care Facility for the Elderly in a Shared Housing Building;
- (3) Case No. ADM-2024-2995-DB-CDO-VHCA-ED1 at 7004 – 7018 ½ N. Baird Avenue was approved on September 4, 2025 as a 190-unit, six stories and

- approximately 65 feet 10 ½ inches in height, approximately 114,341 square-foot, 100 percent Affordable Housing project;
- (4) Case No. ADM-2024-4609-DB-ED1 at 6942 - 6944 N. Baird Avenue was approved on May 13, 2025 as a 37-unit, five-story and 50 feet three inches in height, approximately 17,636 square foot 100 percent Affordable Housing Project;
 - (5) Case No. ADM-2024-956-DB-CDO-VHCA-ED1 at 6834 - 6840 N. Baird Avenue was approved on September 17, 2024 as a 91-unit, four-story and 49 feet four inches in height, approximately 42,011 square-foot, 100 percent Affordable Housing Project; and
 - (6) Case No. DIR-2014-486-DB-CDO at 7343 Reseda Boulevard was approved on June 1, 2015 for a mixed-use project, four-stories and 53 feet in height, 40-unit mixed-use commercial and residential density bonus project.

None of the projects listed above are similar to the proposed project analyzed herein. The project analyzed herein is for 34 multi-family residential units. However, three of the affordable housing projects listed above are not similar to the proposed project based on unit count. For example, Case Nos. EAR-2025-3104-AH-HES-CDO-HCA / VTT-74423-M1 at 6648 – 6670 N. Reseda Boulevard is a 275-unit project. Case No. ADM-2024-2995-DB-CDO-VHCA-ED1 was approved for 190 units, and Case No. ADM-2024-956-DB-CDO-VHCA-ED1 was approved for 91 units. Case No. CPC-2024-3381-DB-CDO-VHCA-1A at 7354 N. Baird Avenue is a Residential Care Facility for the Elderly, whereas the project analyzed herein is providing housing to a specific population based on age. Case No. DIR-2014-486-DB-CDO at 7343 Reseda Boulevard is a mixed-use commercial and residential project, while the project analyzed herein is limited to residential use. As such, only one of the cases listed above, Case No. ADM-2024-4609-DB-ED1 at 6942 - 6944 N. Baird Avenue, is similar to the project.

Therefore, there will be no significant impact of successive projects, of the same type, in the same place, over time is significant.

C. Significant Effect Due to Unusual Circumstances. *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

The project will not have any significant effect due to unusual circumstances. As a project adjacent to the Los Angeles River, the project site is located in the RIO Supplemental Use District. The RIO was established under Ordinance Nos. 183,144 and 183,145 (effective August 20, 2014). The RIO requires that projects located within the Outer Core (i.e., not abutting the Los Angeles River) comply with development regulations for landscaping, screening, and fencing. Projects that are located within the RIO are cleared ministerially pursuant to LAMC Chapter 1, 13.17 and Chapter 1A, Section 13B.3.1 (ZI-2358).

ZIMAS records show the subject site is located within an area designated as ZI-2452 - Transit Priority Area in the City of Los Angeles. Residential projects located in a Transit Priority Area are not subject to review for aesthetic and parking impacts under the CEQA pursuant to Section 21099 of the California Public Resources Code (SB 743).

ZIMAS also shows the subject site is located within an area of Airport Hazard (200 foot height limit above elevation 790). The project height will be reviewed for compliance during Plan Check. Further, the subject site is located within an Urban Agricultural Incentive Zone, but no agricultural uses are proposed herein.

As shown on ZIMAS, the subject site is not located within a Coastal Zone and is not identified on ZIMAS as having Coastal Bluff or Canyon Bluff Potential. The site is not designated as Farmland. The site is not located in a Very High Fire Hazard Severity Zone, High Wind Velocity Area, Flood Zone, or Watercourse. The site is not identified as a Methane Hazard Site. There are no known oil wells on the subject site. The site is not located in the Santa Monica Mountains Zone, and does not have Biological Resource Potential, Mountain Lion Potential, or Monarch Butterfly Potential. The site is not located within a 300-foot Habitat Buffer, and is not in a Los Angeles County-Designated Significant Ecological Area or Coastal Resource Area. The subject site is not located in a USFWS-designated Critical Habitat Area or a Criterion 1 Protected Area for Wildlife. Further, as shown on ZIMAS, the subject site is not located in a BOE Special Grading Area. The subject site is 10.6 km (6.6 miles) from the nearest fault (Northridge). The subject site is not located in an Alquist-Priolo Fault Zone or area of Landslide, Liquefaction, or Preliminary Fault Rupture Study. The subject site is not located in a Tsunami Hazard Area.

The project site is located in a typical urbanized area of the Reseda – West Van Nuys Community Plan, and the project would be consistent with the designated zoning and would adhere to all Code requirements with the approval of the Density Bonus Incentives and Public Benefit Options. The project is not unusual for the vicinity of the site, and is similar in size to other uses in the area.

As such, there is not a reasonable possibility that the project will have a significant effect due to unusual circumstances.

- D. Scenic Highways.** *This exception applies when, although the project may otherwise be exempt, there may be 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.*

Based on a review of the California Scenic Highway Mapping System, the subject site is not located along a State Scenic Highway, nor are there any designated State Scenic Highways located near the project site. Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway, and this exception does not apply.

- E. Hazardous Waste Sites.** *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" and the State Water Resources Control Board "GeoTracker Database," no known hazardous waste sites are located on or proximate to the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Based on this, the project will not result in a significant effect due to hazardous waste and this exception does not apply.

- F. Historical Resources.** *Projects that may cause a substantial adverse change in the significance of an 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, or the Los Angeles Historic-Cultural Monuments Register, and/or any local register according to the City's HistoricPlacesLA website. 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.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15332 and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.